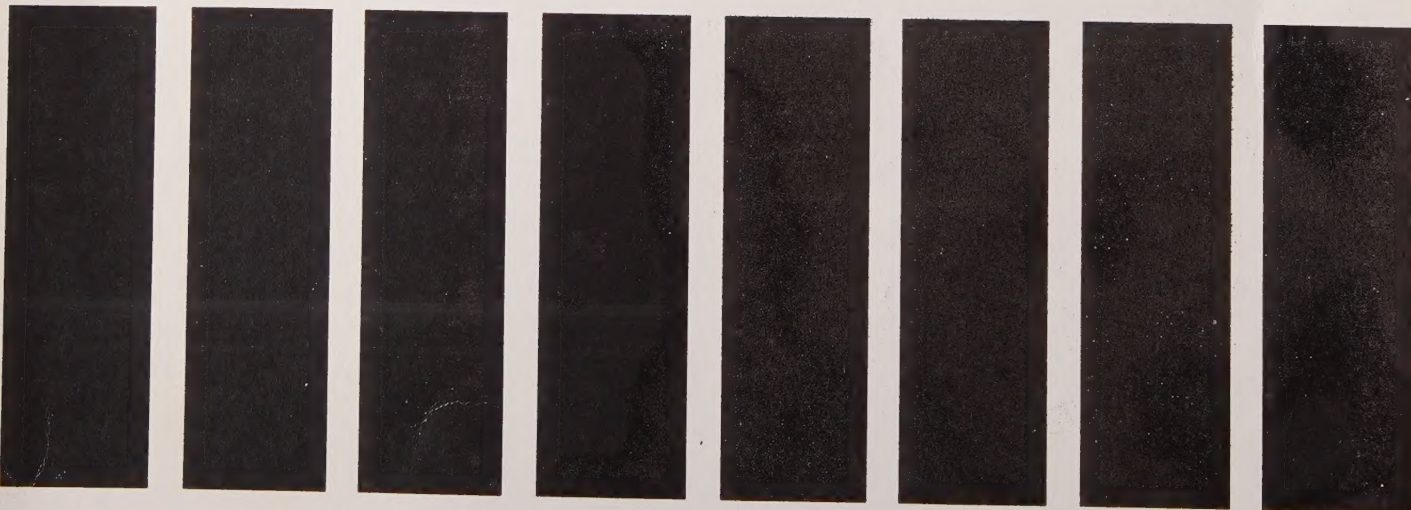


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Introduction



INTRODUCTION

The City of Ojai General Plan is a collective statement of the desires of its citizens as expressed by their elected public officials for the future of the community. The General Plan represents adopted public policy related to the preservation and development of community resources. In planning for the future of Ojai, it has been the overall goal of the community and its leaders to:

**PRESERVE THE UNIQUE CHARACTER AND
SCALE, NATURAL AND MANMADE RESOURCES
AND SENSE OF PLACE THAT COLLECTIVELY
ARE OJAI....**

Purpose

The purpose of this General Plan is to provide the City tools to control the future in Ojai and retain its highly valued natural living environment. The General Plan establishes accepted City Policy on issues within Ojai and for nearby areas which may influence or effect Ojai and the overall character of the Ojai Valley. Such issues are believed to be relevant to the benefit of all living things and policies are directed to maintain community harmony within the City of Ojai. The City's standpoint on regional issues and its relationships with regional agencies is pronounced throughout this document where applicable.

This General Plan will:

- serve as an overall guide to making valid day to day development decisions;
- improve communications between citizens and their local government by displaying government intentions for review and reaction by citizens;
- coordinate efficient implementation of the General Plan by various City agencies;
- provide a basis for optimum development of the City's environmental resources to the benefit of its citizens;
- meet the requirements of state and federal governments; and
- provide assurance to property owners that the plan is a firm commitment to land use and zoning which is not subject to capricious and sudden change.

Legal Authority

The California State Planning Law (State Government Code, Section 65300, et seq.) sets forth the contents of the General Plan. It identifies both mandatory and optional General Plan Elements. The City is permitted to adopt elements which are optional under State law. Provision of a separate Recreation Element is due to Ojai's predominant use and value in recreation, and opportunities for recreational use of the many natural resources of the Ojai area. The following lists the Elements of the Ojai General Plan:

o	Land Use	Adopted 1980
o	Circulation	Adopted 1988
o	Housing	Adopted 1987
o	Open Space	Adopted 1987
o	Conservation	Adopted 1987
o	Seismic Safety	Adopted County Element for City
o	Public Safety	Adopted County Element for City
o	Noise	Adopted County Element for City
o	Scenic Highways	Adopted County Element for City
o	Recreation	Adopted 1987
o	Community Design	Suggested

California Zoning Law (Government Code Section 65860) and Subdivision Law (Section 66473.5) requires consistency between the objectives, policies, and land uses of the General Plan and the regulatory devices provided for in the Zoning Ordinance or in the subdivision approval.

Definitions

Definitions of relevant terms used throughout this document are provided below:

PLANNING

Planning is the continuous process of guiding community development in accordance with established policy towards predetermined goals. It represents a conscious effort to shape the physical environment for the welfare of those who live and work in the community. This General Plan serves as a tool in the planning process.

GENERAL PLAN

The City of Ojai General Plan is a comprehensive public document containing maps and text that has been adopted by local government as an official policy guide to desirable future physical, social, and economic development in the City.

The General Plan is comprehensive, general and long range. "Comprehensive" means that the Plan encompasses all geographical parts of the City and all functional elements which bear on physical development. "General" means that the plan summarizes policies and

proposals and does not indicate specific locations or detailed regulations. "Long Range" means that the Plan looks beyond the pressing current issues to the perspective of problems and possibilities into the future.

ZONING

Zoning is generally considered the primary tool for implementing the General Plan. The authority to zone is inherent in the police power of cities and counties delegated by the California Constitution. The state zoning law sets forth minimal standards general law cities must observe in zoning practices (Government Code Sections 65800 et seq.).

Zoning is the division of a community into districts and the prescription of allowable land uses and development standards for those land uses. The Zoning Ordinance consists of a text and map delineating districts for land uses. For each basic zone, the text includes: 1) an explanation of the district's purpose; 2) a list of permitted uses; 3) conditional use permit requirements; and 4) standards for lot size and development.

SPECIFIC PLAN

State law authorizes cities and counties to adopt Specific Plans for implementing their General Plans in designated areas. The Specific Plan is a useful bridge between the General Plan and individual development proposals.

Government Code Section 65451 defines a Specific Plan to include "all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation" of each of the required elements in the General Plan. Echoing the General Plan requirements, the section goes on to require that a Specific Plan include "regulations, conditions, programs, and proposed legislation" regarding:

- The location of and standards for land uses and facilities;
- The location of and standards for streets, roads, and other transportation facilities;
- Standards for population density and building intensity and provisions for supporting services;
- Standards for the conservation, development, and use of natural resources;
- Other appropriate measures.

The Specific Plan must, at a minimum, contain measures to implement all the policies required in a General Plan that pertain to the area. A Specific Plan must be consistent with the General Plan, and cannot be adopted legally unless the City has a complete General Plan. Once adopted, a Specific Plan can be used in lieu of zoning for an area.

MASTER ENVIRONMENTAL ASSESSMENT

A local government may prepare a Master Environmental Assessment (MEA) (Title 14, California Administrative Code Section 15069.6). An MEA generally contains an inventory of the biological and other physical characteristics of an area, a discussion of air and water quality and supply, and the capacities and levels of use of existing services and facilities. A regularly updated Master Environmental Assessment may provide information agencies can use in Initial Studies, Negative Declarations, and Environmental Impact Reports (EIRs) on individual development proposals. It can serve as a reference to help reduce the bulk and cost of project-level environmental documents.

CITY

The City of Ojai current City boundaries are shown in Exhibit INTRO-1. The boundary has been established by the City, County of Ventura, and the Local Agency Formation Commission (LAFCO). It represents the legal incorporated area of Ojai in which City government regulations prevail.

SPHERE OF INFLUENCE

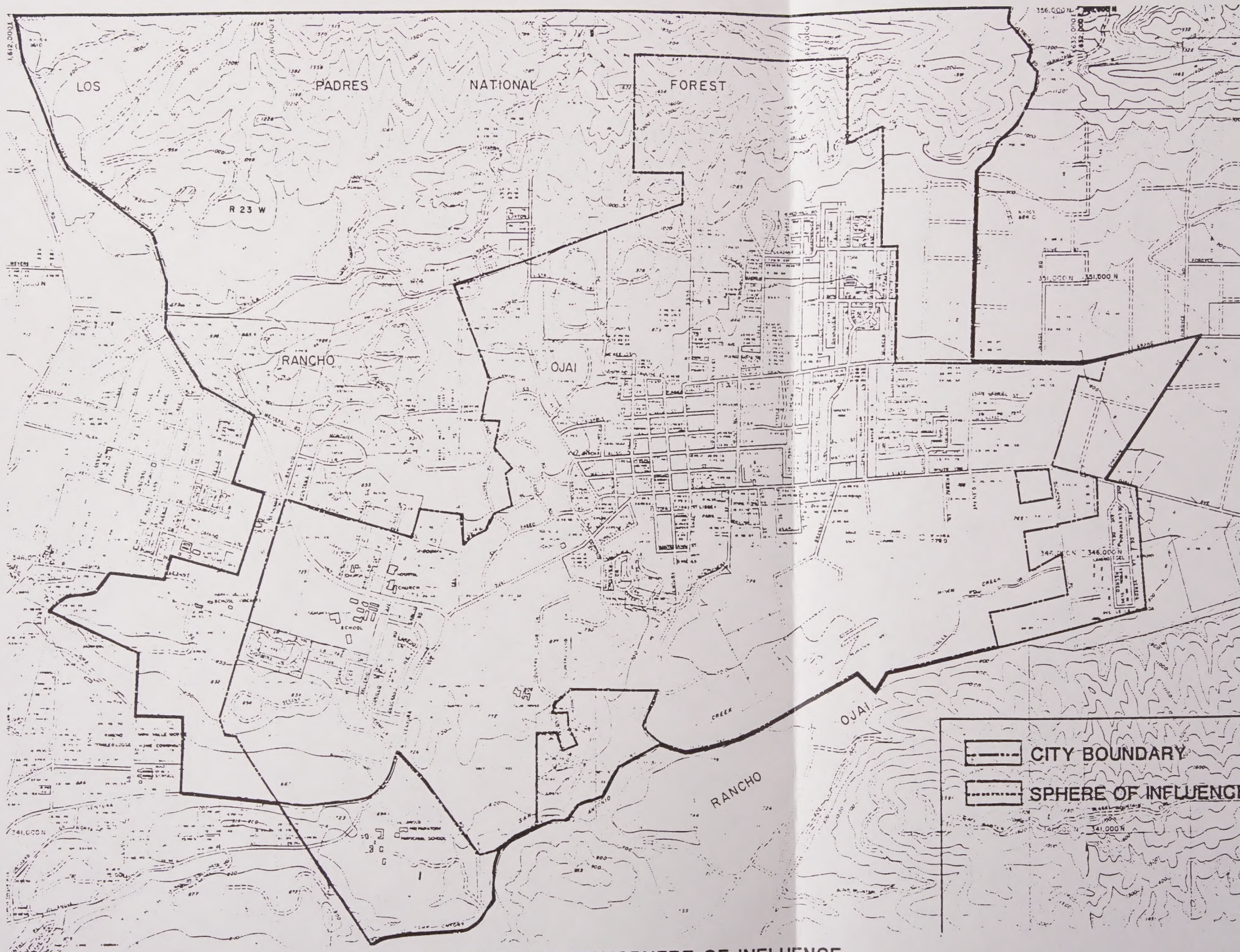
A Sphere of Influence is a defined area established by the City and the Local Area Formation Commission (LAFCO). It represents the "probable ultimate boundary" of the City. Ojai's Sphere of Influence is illustrated in Exhibit INTRO-2. The adoption of a Sphere of Influence is required by Government Code Section 54774.

AREA OF INTEREST

An Area of Interest is also adopted in Ventura County by LAFCO and the municipality for which it is established. The Area of Interest concept is unique to Ventura County. It was formulated to divide the County into major geographic areas containing a single city (or special district) for planning purposes. These areas are larger than a City's Sphere of Influence and do not necessarily correspond to any City or other boundary. Although a City does not have direct jurisdiction over its Area of Interest, the Area of Interest is intended to reflect a community's identity and to designate an area for which a community could give consideration of planning policies.

PLANNING AREA

The Planning Area is a term utilized by the City of Ojai to define the geographic area surrounding the City in which the Goals, Policies, and Programs of this general Plan apply. The Ojai Planning Area is larger in area than its Sphere of Influence and varies from its Area of Interest. It represents the area where issues regarding potential activity could affect the natural or man-made living environment of Ojai.



MEA: CITY BOUNDARY/SPHERE OF INFLUENCE

GENERAL PLAN

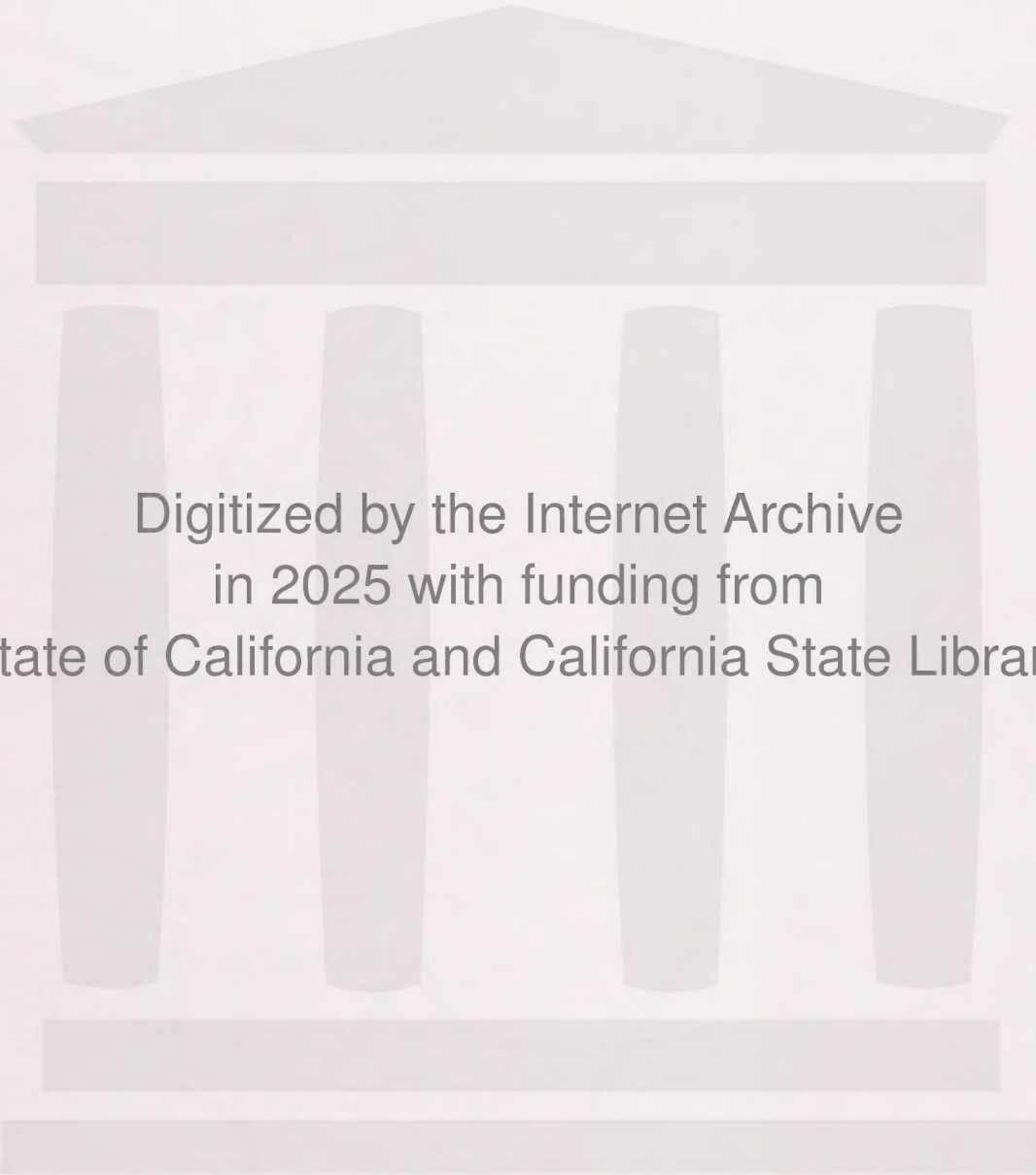
CITY OF OJAI



SCALE:
1"=2000'

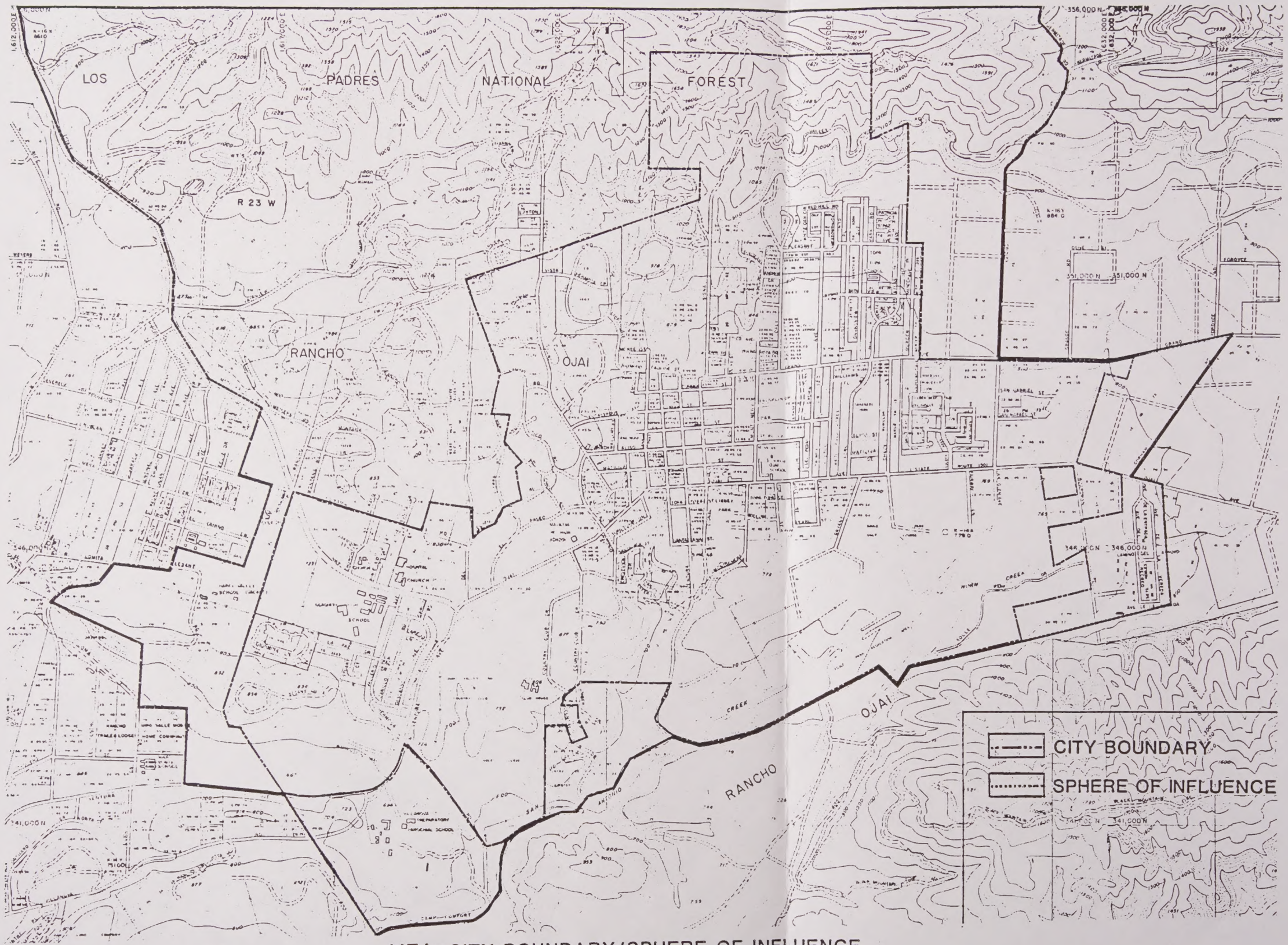
SOURCE: LAFCO

EXHIBIT INTRO-1



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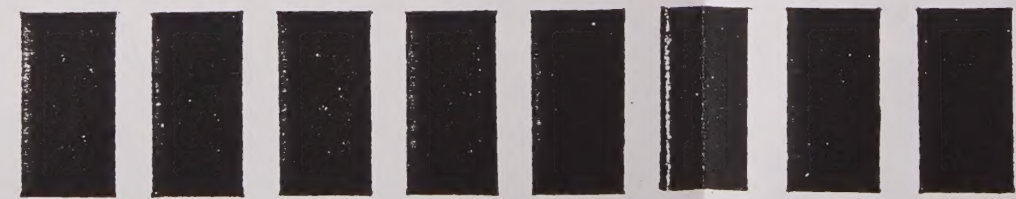
<https://archive.org/details/C124905821>



MEA: CITY BOUNDARY/SPHERE OF INFLUENCE

GENERAL PLAN

CITY OF OJAI



SCALE:
1"=2000'

SOURCE: LAFCO

EXHIBIT INTRO-2

It should be noted that the physical inventories provided in the Master Environmental Assessment (MEA) and General Plan Elements encompass the Ojai Sphere of Influence. Goals, Policies, and Programs pertain to the larger "Planning Area" due to the existence and community concern of issues overlapping City and other jurisdictional boundaries. Issues in Ojai's Planning Area could affect the quality of life in Ojai. The interrelationships between various local and regional jurisdictions and the overall environmental/socio-economic conditions of the Ojai Valley must be considered by all involved agencies in a comprehensive manner.

GOAL

A goal is generally defined as an ultimate purpose or desired outcome of an effort. A goal is stated in a general manner and is commonly not measurable. In the Ojai General Plan, all Policies and Implementing Programs are aimed at achieving a Goal or Goals.

POLICY

A Policy as it pertains to this General Plan is a specific statement of the City which guides actions and Programs created to attain a City Goal. A Policy implies clear commitment and the accepted standpoint of the City on an issue.

PROGRAM

A Program is defined in this document as a coordinated effort, action, or set of measures established and proposed to carry out Policies and work towards attainment of General Plan Goals.

Scope and Format of the General Plan

SCOPE

The General Plan is this text and series of maps. The maps depict the location of various land uses, circulation, and specific community elements. Some of the lines on the maps are rigid and definite, others are flexible. The intent of the General Plan is that these boundaries are observed and respected.

The text of the General Plan includes Community Goals, Policies, and Implementing Programs for the preservation and development of physical elements of the City. These Goals, Policies, and Programs are officially adopted by the City and thereafter used as formal statements of policy. The General Plan's Goals, Policies, and Programs pertain to the City of Ojai, its Sphere of Influence, and the Planning Area.

FORMAT

The Ojai General Plan is a comprehensive document. Components of the Plan including the Introduction, Elements, and Environmental documentation are consistent with overall City Goals. Each General Plan Element also may stand alone as a separate planning tool. The document has been formulated in a simple easily referenced format.

Previous Planning

The City of Ojai with its unique character and small scale has experienced a planning evolution which may be described as slow and tedious. The process has afforded Ojai citizens a unique opportunity to participate and contribute to its future. Citizen involvement and community awareness are highly valued by the City's residents and community leaders.

The original General Plan for the City of Ojai was adopted in 1963. Between 1963 and 1978 the City of Ojai experienced unusual challenges and opportunities concerning community growth. These included the following:

- Substantial interest in balancing the community in terms of residential, commercial, industrial, and public land uses to assure a healthy tax base for the City;
- Increased environmental impact from pending industrial and residential development in adjacent areas;
- Continuing need for adequate housing for all economic levels, including senior citizen and affordable housing;
- An availability of revenues from tax increment Redevelopment Projects; and
- Increasing need to optimize the physical, economic, and aesthetic relationship between the City and the Ojai Valley.

These challenges and opportunities prompted the City to work towards gaining control over the long-term development of Ojai. In 1978, a document entitled "Ojai 2000" was established and provided the City with guidelines, general goals, an environmental and socio-economic data base, and a Land Use Element. Ojai 2000 was intended to meet the requirements of the State Planning Act. It was designed to achieve the objectives of the City of Ojai in the attainment of a more comprehensive plan which would combine with the various planning processes and cope with the special needs of the City.

The original (1963) City General Plan contained the following Goals which are contained in the Ojai 2000 and have been incorporated in this General Plan:

- To maintain the natural beauty and charm of the City;

- To plan for recreation and open space in the City;
- To protect the fine residential neighborhoods in the community;
- To protect the agriculture lands from urbanization;
- To improve the tax base of the City while preserving its unique character;
- To provide for improvement of deteriorating areas in the City;
- To provide for adequate traffic circulation in the City;
- To provide for adequate police and fire protection, flood control, water, parks, and recreation facilities and other public facilities for the benefit of the citizens of Ojai; and
- To provide a vital core of interest and activity for the Ojai Valley.

The Ojai 2000 added Goals in 1978. These Goals are expressed below:

"It is essential that:

- **Residential:** The City's population be limited to 6,900 persons through the year 2000 A.D. This relates to an increase in population of approximately 800 persons from 1979 to 2000 which is suggested in RLUP population Alternative III-A as adopted by City Council, March 21, 1978.
- **Commercial:** Commercial uses be designed to serve the needs of City residents and tourists.
- **Industrial:** Only clean, light-industrial uses be permitted in the City.
- **Open Space:** Natural hazard and natural resource areas be maintained as open space lands; provisions be made for the recreational needs of the City residents including bicycling, equestrian, and hiking trails.
- **Traffic-Circulation:** Acceptable and safe levels of service on Highways 33 and 150 as well as all other roads throughout the City be achieved, by modification to selected sections, while preserving their scenic qualities. Modifications are meant to include traffic signals and turn lanes.
- **Sanitation:** The City's capacity as contracted should be retained for new development and for existing development presently using private disposal systems.
- **Water:** Adequate supplies of water be available to all City residents; and water quality be upgraded where necessary and maintained for the benefit of present and future residents of the City of Ojai.

- Schools: Overcrowding be minimized in order to improve the overall quality of education in the District.
- Air Quality: A level of air quality which protects the public health, safety, and welfare, and meets or surpasses State and Federal primary and secondary standards be promoted."

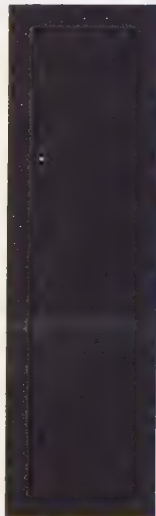
The above Goals established a basis and direction for the Ojai General Plan. They have since been updated. In 1986, new goals were formulated by the City to direct policy formulation and are hereby incorporated into this General Plan. All Goals, Policies and Implementing Programs (refer to DEFINITIONS section of the INTRODUCTION) presented herein have been created pursuant to the original, overall City Goals of 1963, 1978, and 1986.

GENERAL PLAN GUIDELINE REQUIREMENTS		ELEMENTS	LAND USE	CIRCULATION	OPEN SPACE	CONSERVATION	HOUSING	SAFETY	NOISE
LAND USE			TO BE PROVIDED WITH UPDATE						
<ul style="list-style-type: none"> • Distribution of housing, business, and industry • Distribution of open space • Distribution of mineral resources and provisions for their continued use • Distribution of recreational facilities and opportunities • Location of education facilities • Location of public buildings and grounds • Location of future solid and liquid waste facilities • Identification of areas subject to flooding • Identification of existing timberland preserve zone lands 									
CIRCULATION									
<ul style="list-style-type: none"> • Major thoroughfares • Transportation routes • Terminals • Other local public utilities and facilities 				CIR-7 CIR-7 & CIR-8 CIR-8 & CIR-9 CIR-10 - CIR-16					
OPEN SPACE					OS-7 & OS-8 OS-9 & OS-10 IN RECREATION ELEMENT REC-9 - REC-14 OS-13				
CONSERVATION						CONS-9 CONS-12 - CONS-14 SEE AGRICULTURE SECTION CONS-9 N/A N/A SEE BIOLOGICAL RESOURCES CONS-8 AGRICULTURE CONS-6 & CONS-7 BIOLOGICAL RESOURCES CONS-10 - CONS-14 CULTURAL RESOURCES CONS-15 AIR QUALITY CONS-16 SCENIC VIEWS/ RECREATION			
<ul style="list-style-type: none"> • Water • Forests • Soils • Rivers and other waters • Harbors • Fisheries • Wildlife • Minerals • Other natural resources 									

GENERAL PLAN GUIDELINE REQUIREMENTS	ELEMENTS	LAND USE	CIRCULATION	OPEN SPACE	CONSERVATION	HOUSING	SAFETY	NOISE
HOUSING Immediate housing needs Projected new construction Existing/potential housing type inventory Maintenance, improve- ment, development of housing for all income levels Energy conservation in residential development								
SAFETY Potential for surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure Slope instability Mapping of known seis- mic and other geologic hazards Flooding Evacuation routes, peakload water, and mini- mum road widths								
NOISE Major noise sources Existing/projected noise levels and contours for major noise sources Extent of "noise problems in the community" Methods of noise attenua- tion and protection of residences from excess noise								

General Plan

LAND
USE





OJAI -- 2000
GENERAL PLAN

EXPLANATION OF SPECIFIC LAND USE DESIGNATIONS

* THE COMMERCIAL PLANNED DEVELOPMENT (CPD) DESIGNATION RELATES TO COMMERCIAL USE SIMILAR TO THOSE SPECIFIED IN THE EXISTING GENERAL COMMERCIAL ZONES IN THE CITY OF OJAI (C-1, B-P & V-C).

BEING A PLANNED DEVELOPMENT THE COMMISSION WILL HAVE THE RIGHT TO REVIEW AND APPROVE DEVELOPMENT IN THE AREAS DESIGNATED CPD. THE OWNER AND/OR APPLICANT WILL HAVE THE OPPORTUNITY TO DESIGN HIS PROJECT USING INNOVATIVE DESIGN METHODS AND THE CITY WILL HAVE THE ASSURANCE THAT THE PROJECT WILL BE TOTALLY PLANNED INSTEAD OF BEING A PIECEMEAL DEVELOPMENT.

SHOULD THE LAND USE MAP BE APPROVED AND ADOPTED WITH THE CPD DESIGNATION REMAINING, THE PLANNING COMMISSION AND CITY COUNCIL WILL HOLD PUBLIC HEARINGS ON THE PROPOSED CPD ZONE INCLUDING THE TYPES OF SPECIFIC USES PERMITTED IN THE NEW ZONE. THE PUBLIC WILL HAVE THE OPPORTUNITY TO REVIEW THE DRAFT ORDINANCE AND COMMENT AT THE PUBLIC HEARINGS.

BY STATE LAW, THE CITY HAS TWELVE MONTHS TO CORRECT THE EXISTING ZONING ORDINANCE AND MAP TO MAKE THEM CONSISTENT WITH THE APPROVED AND ADOPTED LAND USE MAP.

* THE COMMERCIAL RECREATION (C-R) DESIGNATION IS ESTABLISHED TO PROVIDE FOR CONTINUATION AND EXPANSION OF THE EXISTING, UNIQUE ATMOSPHERE OF THE CITY OF OJAI ESPECIALLY THE DOWNTOWN AREA SURROUNDING LIBBEY PARK. IN ORDER TO RETAIN AND ENHANCE THE ARCHITECTURAL FEATURES OF DOWNTOWN OJAI SPECIAL DESIGN CRITERIA AND DEVELOPMENT STANDARDS WILL BE CONSIDERED. IN ADDITION, A LIMITED RANGE OF RETAIL, SERVICE, BUSINESS AND OFFICE USES THAT ARE COMPATIBLE WITH AND CONSISTENT WITH THE FUNCTION OF LIBBEY PARK, (i.e. family oriented recreational activities) WILL BE PERMITTED AFTER PUBLIC HEARINGS AND ADOPTION BY COUNCIL.

* THE COMMERCIAL-MANUFACTURING (C-M) AREA RELATES TO THE EXISTING C-2 AND M-1 (COMMERCIAL AND MANUFACTURING) ZONES IN THE CITY. THE INTENT IN COMBINING THE TWO INTO THE C-M DESIGNATION IS TO ALLOW GREATER DIVERSIFICATION OF USE. IT IS NOT INTENDED THAT SPECIFIC USES BE DIFFERENT FROM THOSE PRESENTLY PERMITTED. THE APPROVED AND ADOPTED ZONE WILL BE IN EFFECT UPON COMPLETION OF ALL REQUIRED PUBLIC HEARINGS AND OTHER REGULATIONS.

* THE MANUFACTURING PLANNED DEVELOPMENT (MPD) DESIGNATION, LIKE THE CPD, IS INTENDED TO PROVIDE INNOVATION AND TOTAL DEVELOPMENT WITH A MASTER PLAN APPROACH FOR MANUFACTURING USES. THE RESULTING INDUSTRIAL PARK CONCEPT WILL PROVIDE A GREATER ECONOMICALLY SOUND DEVELOPMENT. AGAIN, THE SPECIFIC USES ALLOWED IN THE SUBSEQUENT MPD ZONE WILL BE REVIEWED AT PUBLIC HEARINGS BEFORE COUNCIL ADOPTION.

TO: PLANNING COMMISSION

FROM: DIRECTOR OF PLANNING & BUILDING

DATE: October 26, 1978

SUBJECT: GENERAL PLAN - PROPOSED LAND USE ELEMENT

Title 7, Division 1, of the Government Code provides the authority for cities to establish and maintain the planning and zoning function. It is commonly referred to as the "Planning and Zoning Law."

Article 5, Section 65300 of this law provides the authority for, and scope of, General Plans.

Section 65300 - Each planning agency shall prepare and the legislative body of each city shall adopt a comprehensive, long-term general plan for the physical development of the City, and of any land outside its boundaries which the planning agency's judgement bears relation to its planning.

Section 65302 - The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals. The plan shall include----- a land use element.

The land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

The general plan or any part or element thereof, and any amendment to such plan or any part or element thereof, shall be adopted in the manner provided in Chapter 3, Article 6 of the Government Code beginning with Section 65351 as follows.

Section 65351 - The Planning Commission shall hold at least one public hearing before approving a general plan or any part or element thereof, or any amendment to such plan or any part or element thereof. Notice of the time and place of the hearing shall be given at least 10 calendar days before the hearing in the following manner: The notice shall be published at least once in a newspaper of general circulation published and circulated in the city, or if there is none, it shall be posted in at least three public places in the city.

Section 65352 - The approval by the Planning Commission of the general plan or any part or element thereof, or any amendment to such plan or any part or element thereof, shall be by resolution of the Commission carried by the affirmative votes of not less than a majority of its total voting members.

Section 65354 - Upon approval by the Planning Commission of the general plan or any part or element thereof, or any amendment to such plan or any part or element thereof, it shall be transmitted to the legislative body of the county or city.

Land Use Update

The development of the land-use element of the City's General Plan has been a lengthy process. In 1974, the Council commissioned the firm of Williams and Mocine to develop the updated version of the Plan. The City spent the last six months of 1976 reviewing the consultants document; holding study sessions and public hearings. At the request of the Planning Commission, the Council agreed to have the Commission initiate a new update which began in February 1977.

The Commission developed and reviewed existing land use data, a trails map and began public hearings on proposed changes to the existing plan. In February, 1978 the process was halted by Council action so that APCD could develop an air quality mitigation program. On March 21, 1978 the Council adopted Alternative III-A of the RLUP (Regional Land Use Program) Plan indicating their support to the lowgrowth alternative for the City.

Once the RLUP population Alternative III-A was approved, the Council directed Staff to complete the land use element, taking into consideration their mandate for Alternative III-A, limiting growth in the City of Ojai.

Staff began this process in May 1978 and the following information represents staff's preparation of the land use element update based on the Alternative III-A mandate of Council.

Existing Land Use

Currently a large percentage of residential use and a considerable portion of public-quasi-public use exists within the City. A total of 846 acres or 40 percent of the total land within the City is in residential use. More important, 86% of the residential total is in single family use, emphasizing the fact that the City is primarily a single family residential community. The remaining existing uses are represented by the following figures:

Use	Acreage	Percent
Commercial	288 Acres	13%
Industrial	17 Acres	-1%
Public/Quasi Public	397 Acres	19%
Agricultural	65 Acres	3%
Vacant	367 Acres	17%
R-0-W	160 Acres	7
Total Land Use	2140 Acres	

As indicated above, seventeen percent or some 367 acres of land is presently vacant and unimproved. At first glance, this might appear to be appropriate for a City of this size and age. However, 60 percent of the vacant land is zoned residential with a build-out capacity of 422 single family dwellings and 327 multi-family dwelling units. Both of these figures are in conflict with the Alternative III-A breakdown of 300 single family and 55 multi-family units. Of the remaining 40 percent, twenty-six percent is industrial and 14 percent commercial (more than 40% of commercial vacant land in B-P (Office Commercial) zone).

The County portion of study areas 2, 3, 7, 8, 9 are similar to the City in that the major use is residential (36% of the total land). Potential population figures within these study areas are not considered to be included within the City's proposed population increase of 800 persons.

Proposed Land Use

The Land Use Element of the General Plan identifies the several classifications of land within the City and County portions of the Plan. These are, in most cases, generalized and represent a predominate type of use within a somewhat flexible boundary.

The bases for all land use proposals were primarily developed through a review of adopted goals; an analysis of existing characteristics and field inspections and the requirements established by the acceptance of Alternative III-A as the base of future growth for the City of Ojai.

Summary of General Plan Proposals

1. Residential infilling of vacant areas in the City, in conformity with the surrounding character of development.
2. Provision of adequate housing for the elderly in the City of Ojai. The needed 100 units to be provided in the location designated for special housing and to be a separate allocation from the Plans projected population as recommended in the Housing Element.
3. Intergaration of green open-space into the urban areas of the City, including green belts, riding and hiking trails, etc.
4. Designation of agricultural areas within the City.
5. Annexation of portions of the unincorporated areas adjacent to the City, including an area south and east of Del Norte and Cuyama; lands south and on either side of Creek Road; the area south of Grand Avenue on either side of Gridley Road and the portions south of Ojai Avenue and west of Boardman Road.
6. Reduction of land zoned industrially.
7. Designation of a minimum twenty acre area for a planned industrial park adjacent to the existing industrial area.
8. Redevelopment of the downtown area as prescribed in the Arcade Redevelopment Plan.
9. Development of a central park and recreation area, including Libbey Park, the City Yard and the City Hall and Smith-Hobson property as proposed in the Libbey Master Plan.
10. The elimination of certain unused zoning classifications (i.e., R-0-5, R-0-4, R-0-3, R-0, C-2 and M-1) and the recommendation to develop new zones to provide the basis for achieving the goals of the City.

Residential Uses

A total of 86 acres have been designated as very low density residential (RPD & DU/AC). This land is the City portion of

the Clausen and Mullin property. The remaining 87 acres, presently in the County, should be considered the same designation upon annexation. Consideration of potential hazards; approved trails and design should take place according to the Residential Planned Development criteria.

Land that is presently zoned R-0-1 and R-0- $\frac{1}{2}$ should be retained in low density (R-0-1) classifications. The R-1 zoned property presently vacant is considered by the plan for medium density residential (10,000 sq. ft. per lot). While some lots are presently smaller in size than recommended above, the majority exceed the existing required minimum size.

These recommended changes will provide the City with the maximum 300 single family dwellings per Alternative III-A.

The majority of High Density or apartment areas presently existing within the City have been eliminated in order to reduce the potential 327 dwelling units to 55 units total. The R-2, R-3-L and part of the R-3 zones have been changed to the R-1 single family zone. The Plan recommends approximately four acres to be retained as multi-family. It should be indicated that the majority of land presently in the R-3 zone north of Ojai Avenue is built on, primarily in single family use.

The Special Housing area relates to housing for the elderly within the City of Ojai. A total of 100 units is approved for the City. This number is considered in addition to that which is proposed in the Alternative III-A recommendation.

Generally, the residential character of the City is still dominant. With a comparatively small amount of vacant residential land within the City, it is conceivable that total development of residential land could take place in a relatively short time. This of course depends on the method of distribution of building permits which is being considered at this time by the City Attorney.

Commercial Uses

There is approximately 53 acres of vacant commercial land to be considered for future use. While this amount represents only 3% of the total land within the City, it is interesting to note that 83% of this total (44 acres) is classified in the B-P (Business and Professional) zone.

One of the basic goals of this Plan is to provide a balanced community in terms of residential, commercial and industrial uses. Plan therefore, proposes to provide increase commercial and industrial uses.

With disproportionate share of B-P zone in the City and since increased retail tax base is desirable to the fiscal position of the City, this Plan proposes that 20 acres of vacant B-P zoned land be changed to general commercial.

The City of Ojai is presently, and for the immediate future, adequately served in terms of Community shopping facilities with centers located at the "Y" and downtown.

There should be land set aside for special types of Commercial development that are not present in the Community at this time and which if developed, would not effect the continuity of the existing Commercial areas. Development of these special uses should be controlled by the Commercial Planned Development procedure which provides for Planning Commission approval.

Industrial Uses

The current inventory of developed industrial land in the City amounts to less than one percent of the City's 2140 acres. Industry is presently concentrated along Bryant Street and Fulton Street.

The General plan recommends, that in addition to infilling in the present industrial area, a twenty acre site be established at the end of Bryant Street to provide for the development of an industrial development zone which requires Planning Commission approval.

Public/Quasi Public Uses

This portion of the Plan relates to the uses that are public, i.e., parks, schools, libraries, government, etc. and quasi/public, i.e., churches, clubs, etc.

The Plan recommends that these uses be placed in a new public zone that would require Planning Commission and Council review and approval prior to development or re-use of existing development.

Presently 397 acres or 19% of the total land is in use. The Plan proposes increasing the amount of acreage in this use by approximately 85 acres which represents the proposed trail system.

COMMUNITY ANALYSIS

CITY OF OJAI
JANUARY 1978

Existing Dwelling Units:

Single Family --	2,133
Multi-Family --	660
<u>Total Dwelling Units</u>	<u>2,793</u>

Acre per Residential Classification:

Single Family* --	1198 Acres
Multi-Family* --	176 Acres
<u>Total Residential*--</u>	<u>1375 Acres</u>

*Includes all zone categories

* Total Build-out per existing Residential Zones:

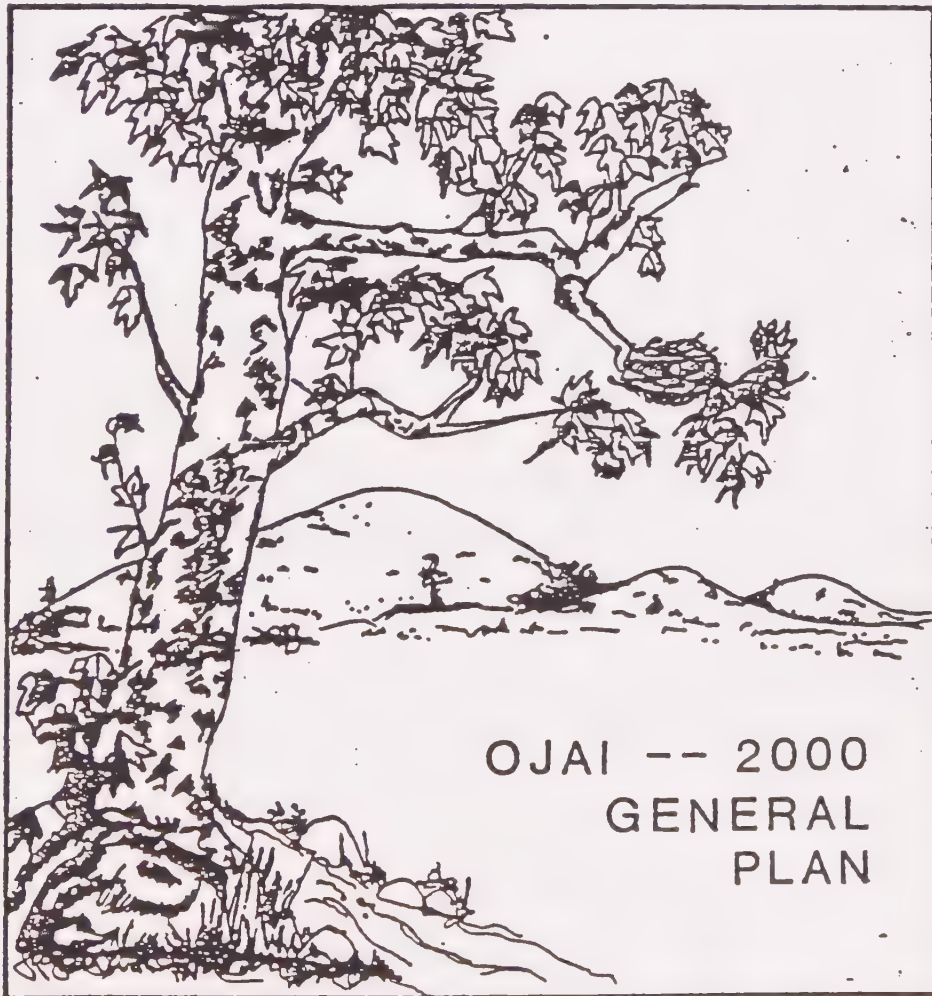
Single Family --	3,072 Dwelling Units
Multi-Family --	2,316 Dwelling Units
<u>Total Residential --</u>	<u>5,388 Dwelling Units</u>

* Total Population based on above:

Single Family --	3,072 Dwelling Units
	x 2.42 Persons per Dwelling Unit
	<u>7,434 Persons</u>
Multi-Family --	2,316 Dwelling Units
	x 1.43 Persons per Dwelling Unit
	<u>3,312 Persons</u>

* Total Population =	10,746 Persons
	<u>- 6,900 Proposed Plan @ Year 2000</u>
	3,846 Persons (Difference)

CITY OF OJAI



OJAI -- 2000
GENERAL
PLAN

RESOLUTION NO. 3271

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OJAI ADOPTING THE UPDATE OF THE GENERAL PLAN LAND USE ELEMENT."

WHEREAS, The City Council determined that an update of the General Plan Land Use Element was required; and

WHEREAS, This document was prepared and submitted for extensive review; and

WHEREAS, The Planning Commission held numerous public hearings and received public testimony and on November 15, 1978 submitted their recommendations to Council for consideration; and

WHEREAS, The City Council held additional public hearings and considered additional public testimony and on March 13, 1979 accepted the draft update for General Plan Land Use Element; and

WHEREAS, The Planning Commission and City Council have certified that they have reviewed and considered the information contained in the Final EIR for the Land Use Element update.


NOW, THEREFORE, The City Council of the City of Ojai adopts the update of the General Plan Land Use Element including text, charts, and maps as indicated in Exhibits: "A" - Text

"B" - Land Use Map

"C" - Existing Land Use Map

"D" - Trail System Map.

PASSED AND ADOPTED this 9th day of October, 1979.



Mayor of the City of Ojai

ATTEST:



City Clerk of the City of Ojai

PREFACE

The development of the land-use element of the City's General Plan has been a lengthy process. In 1974, the Council commissioned the firm of Williams and Mocine to develop the updated version of the Plan. In 1976, the City spent the last 6 months of the year reviewing the document; having study sessions and public hearings. At the request of the Planning Commission, and based on the deficiencies discovered in the Williams & Mocine Plan, the Council agreed to have the Commission initiate a new update which began in February 1977.

The Commission developed and reviewed existing land use data, a trails map and began public hearings on proposed changes to the existing plan. This process took us to February, 1978 when the process was halted by Council action so that APCD could develop an air quality mitigation program. In addition, the Regional 208 Plan had been completed for City adoption. On March 21, 1978 the Council adopted Alternative III-A of the RLUP (Regional Land Use Program) Plan indicating their support to the low-growth alternative for the City.

Once the RLUP population Alternative III-A was approved, the Council directed Staff to complete the land use element taking into consideration their mandate for Alternative III-A, limiting growth in the City of Ojai.

Staff began this process in May 1978 and the following information represents staff's preparation of the land-use element update based on the Alternative III-A mandate of Council.

INTRODUCTION

DEFINITION

"What is the General Plan?" Many citizens of Ojai and other cities ask this question. An important but often misunderstood document of City policy, the General Plan can be simply described:

A comprehensive public document, in map and text, adopted by local government as an official policy guide to desirable future physical, social and economic development of the City.

It is often said that the essential characteristics of the plan are that it is comprehensive, general, and long range. "Comprehensive" means that the plan encompasses all geographical parts of the City and all functional elements which bear on physical development. "General" means that the plan summarizes policies and proposals and does not indicate specific locations or detailed regulations. "Long Range" means that the plan looks beyond the pressing current issues to the perspective of problems and possibilities 20 to 30 years in the future.

PURPOSE

There are several significant reasons for a General Plan:

1. To serve as an overall guide to making valid day to day development decisions;
2. To improve communications between citizens and their local government by displaying government's intentions for review and reaction by citizens;
3. To coordinate efficient implementation of the Plan by various City agencies;
4. To provide a basis for optimum development of the City's environmental resources to the benefit of its citizens; and
5. To meet the requirements of state and federal governments.
6. To provide assurance to property owners that the plan is a firm commitment to land use and zoning which is not subject to capricious and sudden change.

FORMAT

Review of this Plan will reveal an unusual format. Many General Plan documents are lengthy, expensively bound volumes which are inflexible, static descriptions of proposed future conditions. Fate seldom cooperates so submissively; the Plan is usually outdated before many citizens have read it and is often shelved for reference without implementation.

The State of California has stipulated that the General Plan can not be changed more than three times in any twelve month period. Therefore, this Plan is prepared in a loose-leaf format to provide for minimal effort and expense in maintenance and revision.

GOALS AND OBJECTIVES

GENERAL PLANNING PROCESS

The process which has evolved this Plan and its predecessor is usually called "the planning process". As such, it involves these basic steps:

1. Goal determination - "Where are we going?"

Goals are set by the community-at-large through their elected representatives. They are subject to change to meet new circumstances, and to reflect the desires of the electorate.

2. Inventory of resources - "What do we have to work with?"

The physical, social and economic assets of the City must be carefully reviewed so that achievement of goals is feasible and workable.

3. Analysis - "What does it all mean?"

Comparison of current trends with existing resources in order to assess probability for achieving goals is a key part of the planning process.

4. Plan formulation - "How do we do it?"

With community goals and resources in mind, a plan (or alternative plans) can be prepared which provides a course of action. The combination of the various parts or elements of the plan to achieve the goals and objectives is the Comprehensive Plan.

5. Adoption and implementation - "Do it!"

Before the plan becomes an official statement of City policy, it must be adopted according to state law. The law requires open public hearings before the Planning Commission and the City Council to allow adequate public scrutiny and understanding.

6. Review and updating - "Forward!"

As circumstances change, attitudes evolve, and new technology occurs, refinements and revisions to the plan are needed. Thus, a continuous cycle insures a truly comprehensive plan to serve the citizens of the City.

Traditional use of the general planning process in California communities has produced plans with varying degrees of effectiveness. Many cities are concerned that the multiplicity of requirements for plans to meet different governmental needs is creating inefficient and ineffective plans - there are too many plans trying to do too many things.

California cities are currently faced with many planning processes:

1. General Planning as required by Title 7, Chapter 3, Article 5, Section 65302;
2. Annual planning for capital improvement project programming (i.e., streets, sewers, et al);
3. Planning to meet the requirements of the federal government under the provisions of the Housing and Community Development Act of 1974 (block grant);
4. Regional plans prepared by area-wide planning efforts (RLUP, SCAG, etc.); and
5. Development and operational plans prepared by special districts.

The organization of these several planning processes into a truly comprehensive and useful planning system for local government is necessary. The City of Ojai has determined to establish an innovative program which achieves this organization - The Ojai General Plan - 2000.

THE PLAN PROCESS

Since the adoption of the General Plan in September 1963, the City of Ojai has experienced unusual challenges and opportunities concerning community growth:

1. Substantial interest to balance the community in terms of residential, commercial, industrial and public land uses to assure a healthy tax base for the City;
2. Increased environmental impact from pending industrial and residential development in adjacent areas;
3. Continuing need for adequate housing for all economic levels, including senior citizen housing;
4. Availability of revenues from tax increment from Redevelopment Project; and
5. Increasing need to optimize the physical, economic and esthetic relationship between the City and the Ojai Valley.

With these factors in mind, the City has caused this update of the General Plan to be prepared.

The Plan is intended to meet the requirements of the State Planning Act. It is also designed to achieve the objectives of the City of Ojai in the attainment of a more comprehensive plan which will combine the various other planning processes and cope with the special needs of the City.

GOALS - Planning for what?

The City of Ojai, being a small city, is able to determine its goals more easily than larger cities. Accurate and useful goals however, are difficult to ascertain regardless of community size. Therefore, special effort should be made to define and maintain goals which reflect the current values and desires of the City.

The 1963 General Plan contained the following goals which are incorporated herein except for the changes and deletions as indicated:

1. To maintain the natural beauty and charm of the City;
2. To plan for recreation and open space in the City;
3. To protect the fine residential neighborhoods in the community;
4. To protect the agriculture lands from urbanization;
5. To improve the tax base of the City while preserving its unique character;
6. To provide for improvement of deteriorating areas in the City;
7. To provide for adequate traffic circulation in the City;
8. To provide for adequate police and fire protection, flood control, water, parks and recreation facilities and other public facilities for the benefit of the citizens of Ojai, and:
9. To provide a vital core of interest and activity for the Ojai Valley.

Since 1963, the City has endeavored to fulfill the intent of these goals. While these goals are still valid today, current and projected conditions suggest the need for revisions and additions to more effectively achieve the potentials of the City.

Additional goals adopted by inclusion in this updated plan include the following:

A. It is essential that -

1. Residential
 - a) The City's population be limited to 6,900 persons through the year 2000 A.D. This relates to an increase in population of approximately 800 persons from 1979 to 2000 which is suggested in RLUP population Alternative III-A as adopted by City Council, March 21, 1978.

CREDITS

City Council

John F. Fay, Mayor

Frank McDevitt, Mayor Pro tempore

Derald Chisum

James D. Loebel

Katherine Van Dellen

Planning Commission

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Richard Lane, Vice Chairman

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A P P E N D I X

OFFICE OF THE GOVERNOR
OFFICE OF PLANNING AND RESEARCH
STATE CLEARINGHOUSE
1400 - 10TH STREET
SACRAMENTO, CA 95814

RECEIVED

JUL 26 1979

Ans'd.....

OJAI, CITY OF

OJAI CA 93023
ATTENTION: MICHAEL R. PAIGE

ACKNOWLEDGEMENT

07/21/79
REPORT IMD45A

PROJECT NOTIFICATION AND REVIEW SYSTEM
OFFICE OF THE GOVERNOR
(916) 445-0613

PROJECT: PROPOSED REVISION TO THE LAND USE ELEMENT OF CITY OF OJAI'S

STATE CLEARINGHOUSE NUMBER (SCH) 79072401

PLEASE USE THE STATE CLEARINGHOUSE NUMBER ON FUTURE CORRESPONDENCE
WITH THIS OFFICE AND WITH AGENCIES APPROVING OR REVIEWING YOUR PROJECT

DATE RECEIVED: 79/07/16

DATE REVIEW PERIOD ENDS: 79/08/30

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PLEASE CONTACT THE CLEARINGHOUSE IMMEDIATELY IF YOU DO NOT RECEIVE
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TABLE OF CONTENTS

Title	Page
PREFACE	1
INTRODUCTION	1-1
Definition	1-1
Purpose	1-1
Format	1-1
GOALS	2-1
General Planning Process	2-1
The Plan Process	2-2
Goals - Planning for What?	2-3
COMMUNITY ANALYSIS	3-1
Regional Location	3-1
History	3-2
Population	3-2
Age	3-3
Education	3-4
Income	3-4
Employment	3-5
NATURAL ENVIRONMENT	4-1
Geology	4-1
Existing Conditions	4-1
Recommendations	4-1
Soils	4-2
Recommendations	4-2
Hydrology	4-2
Recommendations	4-2
Flooding	4-3
Recommendations	4-3
Biological Resources	4-3
Constraint Maps	4-4
MAN-MADE ENVIRONMENT	5-1
Air Quality	5-1
Noise	5-1
Recommendations	5-1
Land Use	5-2
Transportation	5-2
Water Resources	5-2
Recommendations	5-2
Sewage Treatment	5-3
Recommendations	5-3
Schools	5-3
Recommendations	5-4
Police	5-4
Fire Protection	5-4
LAND USE ELEMENT	6-1
1963 Land Use Element	6-1
Existing Land Use Analysis	6-2
Current Zoning	6-4

Title	Page
Current Land Uses	6-6
Study Area 1	6-8
Existing Land Use Map	6-9
Study Area Description	6-10
Study Area 2	6-11
Existing Land Use Map	6-12
Study Area Description	6-13
Study Area 3	6-14
Existing Land Use Map	6-15
Study Area Description	6-16
Study Area 4	6-17
Existing Land Use Map	6-18
Study Area Description	6-19
Study Area 5	6-20
Existing Land Use Map	6-21
Study Area Description	6-22
Study Area 6	6-23
Existing Land Use Map	6-24
Study Area Description	6-25
Study Area 7	6-26
Existing Land Use Map	6-27
Study Area Description	6-28
Study Area 8	6-29
Existing Land Use Map	6-30
Study Area Description	6-31
Study Area 9	6-32
Existing Land Use Map	6-33
Study Area Description	6-34
Study Area 10	6-35
Existing Land Use Map	6-36
Study Area Description	6-37
PROPOSED LAND USE	7-1
Introduction	7-1
Summary of General Plan Proposals	7-1
Proposed Land Use Plan	7-2
Agricultural Use	7-2
Residential Uses	7-4
Commercial Uses	7-5
Industrial Uses	7-5
Public/Quasi-Public Uses	7-6
IMPLEMENTATION	
Introduction	8-1
Adoption of Plans and Policies	8-1
Zoning	8-1
Capital Improvement Programming	8-2
Timing and Sequence	8-2
Community Design and Architectural Review	8-2
Subdivision Regulations	8-3
Urban Renewal	8-3
Management of Public Property	8-3
Program Tools Available to Aid Implemen- tation	8-4

LIST OF TABLES

Title	Page
1. City of Ojai - Acre Per Zone Classification	6-4
2. County of Ventura - Acre Per Zone Classification	6-4
3. City of Ojai - Existing Zone Classification Acre Per Zone	6-5
4. County of Ventura - Existing Zone Classification	6-5
5. Total Land Use Breakdown	6-6
6. Existing Land Use Acreage by Study Area	6-7
7. Total Vacant Land by Existing Zone Classification	7-3
8. General Plan Land Use Evaluation Proposed General Plan/Current City	7-7

SOCIO-ECONOMIC ANALYSIS

Regional Location:

The City of Ojai is located in the southern half of Ventura County, 15 miles inland from the Pacific Ocean and directly north of the City of San Buenaventura, the County seat.

The Ojai Valley is bounded on the north by the Santa Ynez Mountains and the Los Padres National Forest, and by Sulpher Mountain to the south. Access to the valley is from the Santa Paula Road (Highway #150) from the east and the Ventura River Valley from the south, the Maricopa Highway (#33) from the north and Casitas Pass Road (Highway #150) from the west.

History

In 1837 Fernando Tico of San Buenaventura was granted what was known as the Rancho Ojai, which encompassed 17,754 acres. It was rough, mountainous country and well wooded. Numerous streams flowed through the brush and over rocky beds toward the ocean. Bears, wildcats, deer and coyotes roamed the woods. Field crops of hay and grain, and cattle raising were the main agricultural pursuits in those early days. About 1880, the first orange grove was planted. The growing citrus output and poor highway transportation necessitated the construction of a railroad which was completed in 1898.

The County of Ventura was born on March 10, 1873 when it was separated from Santa Barbara County. On April 5, 1921, the people of Ojai voted to incorporate the village and give it the distinction of being a City. Initially, the City was named "Nordhoff" after Charles Nordhoff.

Population

The State of California has experienced a slowing down of its population growth during the last decade: A 48.5 percent increase in the fifties was followed by 27.0 percent in the sixties. However, Ventura County has seen increased growth 46.2 percent in the fifties and 89.0 percent in the sixties. (1970 census)

Population growth in the City of Ojai during the 1950's showed a rapid 78.4 percent increase. In the decade from 1960 to 1970, the growth stabilized, with a 24.4 percent increase in population (close to the State average of 27.0 percent).

Between 1970 and 1975, the City had a 4.5 percent increase and, based on the State Department of Finance estimate, another 4.4% increase has raised the population figure to 6,100 persons.

City of Ojai Population Growth					
	#	%		#	%
1950 -	2,519	+ 55.3	1980** -	6,173	+ 1.2
1960 -	4,495	+ 78.4	1985** -	6,355	+ 3.0
1970 -	5,591	+ 24.4	1990** -	6,537	+ 2.9
1975 -	5,845	+ 4.5	1995** -	6,719	+ 2.8
1978*-	6,100	+ 4.4	2000** -	6,900	+ 2.7

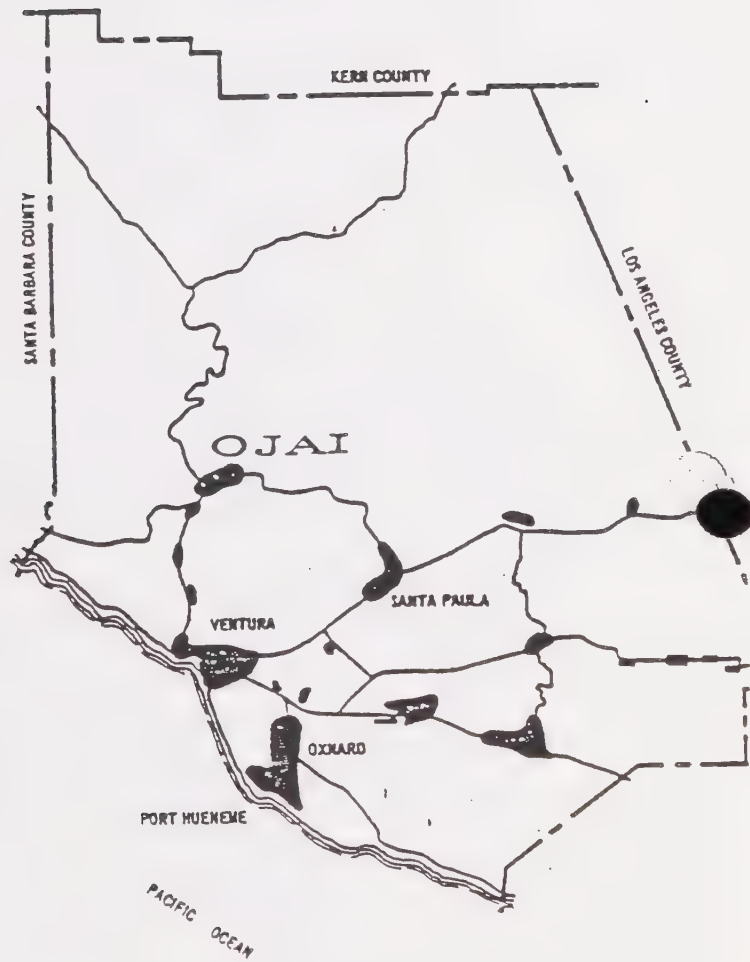
* Department of Finance Estimate

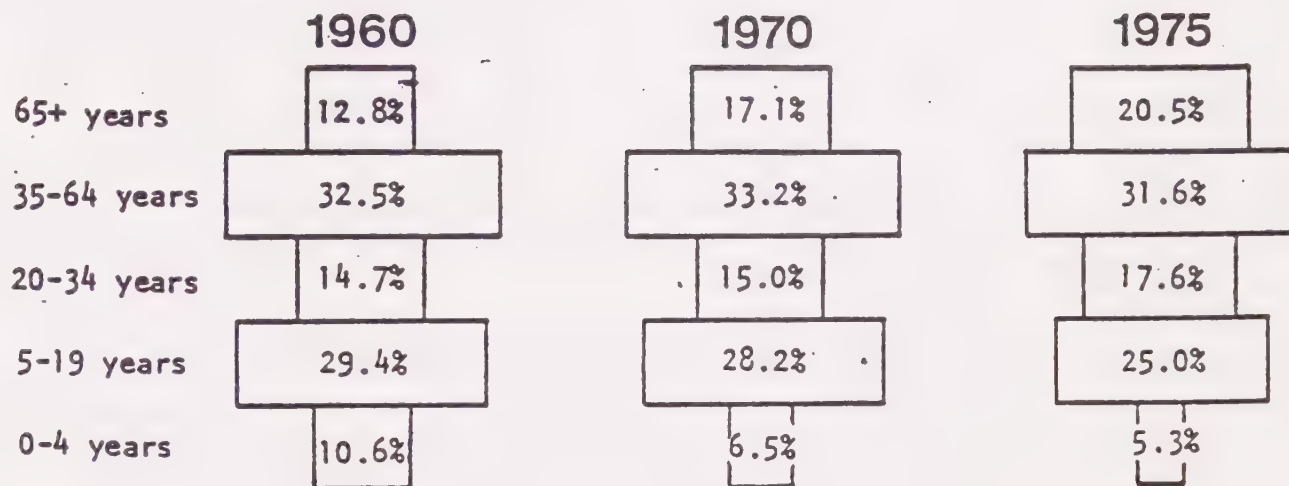
** Projection Based on Alternative III-A

Projection of 800 person increase for 22 year period @ 36.4 persons per year.

2. Commercial
 - a) Commercial uses be designed to serve the needs of the City residents and tourist;
3. Industrial
 - a) Only clean, light-industrial uses be permitted in the City;
4. Open Space
 - a) Natural hazard and natural resources areas be maintained as open space lands;
 - b) Provisions be made for the recreational needs of the City residents including bicycling, equestrian and hiking trails.
5. Traffic-Circulation
 - a) Acceptable and safe levels of service on Highways #33 and #150 as well as all other roads throughout the City be achieved, by modification to selected sections, while preserving their scenic qualities. Modifications are meant to include traffic signals and turn lanes.
6. Sanitation
 - a) The City's capacity as contracted should be retained for new development and for existing development presently using private disposal systems.
7. Water
 - a) Adequate supplies of water be available to all City residents, and
 - b) Water quality be upgraded where necessary and maintained for the benefit of present and future residents of the City of Ojai.
8. Schools
 - a) Overcrowding be minimized in order to improve the overall quality of education in the District.
9. Air Quality
 - a) A level of air quality which protects the public health, safety and welfare, and meets or surpasses State and Federal primary and secondary standards be promoted.

The significance of these goals will be sustained and confirmed by the decisions evolved from actions of the City Council, Planning Commission, and other Boards and Commissions of the City of Ojai on a day to day basis.





Source: U.S. Census for respective years 1960, 1970;
State Census, 1975.

The City Council, in adopting RLUP population Alternative III-A, has indicated their intent that future population growth for the City, as defined today, shall be limited to approximately 800 persons through the year 2000. The population growth table above shows an equal distribution of persons from 1980 through 2000. The average annual increase in population is 36.4 persons. This limited growth projection amounts to approximately a 3 percent increase for each 5 year increment.

Age

Ojai is a mature community. The median age of the population is 35 years, by far the oldest median of any community in Ventura County.

Age distribution of the population in the City is inconsistent with the State and the County of Ventura. Clearly, the elderly represent a significant portion of the City's total population. During the 1960 decade the City showed a population over the age 65 of 12.8 percent of the total. By contrast the County had only 7.1 percent of persons over 65.

From 1960 to 1975 the percent of persons over 65 has risen by almost 8 percent. The following chart describes the change that has taken place in the age groups since 1960.

City of Ojai Age Distribution

Education

As of 1975, the adult population in Ojai is well educated with 14.4 percent having completed four or more years of college. This compares with Ventura County which had 14.2 percent in the same category. The following chart shows the educational attainment of the "Heads of Household" category taken from the 1975 Special Census, Ventura County.

City of Ojai Educational Attainment Heads of Households

Years of School Completed:	Ventura County		City of Ojai	
	#	%	#	%
0	1,362	1.2	2	0.1
1-4	1,096	1.0	23	1.2
5-7	3,093	2.7	30	1.6
8	5,969	5.2	111	5.9
1-3 High School	12,583	11.0	225	11.9
4 High School	34,805	30.4	569	30.2
1-3 College	29,486	25.8	477	25.3
4+ College	16,299	14.2	272	14.4
Totals	114,404	100*	1,887	100
Median Years completed		12.0		12.0

* Totals may not equal 100% due to large segments nor reporting.

Income

Almost 50 percent of the families in Ojai have incomes of over \$10,000. However, a substantial number of families have incomes of under \$4,000.00. The following chart shows that in 1975, 21 percent had incomes of under \$4,000.00 and another 11 percent under \$6,000.00. These two categories indicate an increase over the 1970 figures. Its interesting to note that the \$10,000.00+ category is 2 percent less than the 1970 figure.

City of Ojai Income Distribution

	1960	1970	1975
\$10,000+	18.3%	51.9%	49.9%
\$ 8,000-9,999	13.8%	12.5%	8.6%
\$ 6,000-7,999	25.8%	10.4%	9.3%
\$ 4,000-5,999	22.8%	10.8%	11.1%
\$ 0 -3,999	19.3%	14.4%	21.1%

Source: U.S. Census for respective years 1960, 1970. State Census, 1975.

The preponderance of middle income persons within the City has provided a high median family income. The State of California had a median family income of \$8,278 compared to \$10,315 for the City of Ojai. Conversely, families below the poverty level (defined as receiving an annual income of \$3,743 or less for a family of four in 1974) represent 8.4 percent of the State. The City of Ojai figure is 8.3 percent, slightly lower. Poverty level figures when compared to State and County figures show that a larger percentage of the elderly within the City are below the poverty level. -

Poverty Level Families 1970

	California	Ventura	Ojai
% of families with income below poverty*	8.4	7.4	8.3
% of those receiving public assistance	28.0	17.7	9.7
% of receiving social security	N/A	12.1	26.8
% 65 and older	N/A	11.8	24.3
% of 65 and older receiving social security	N/A	75.2	92.6

Source: U.S. Census, 1970.

Employment

A high proportion of persons employed in the City are classified as professionals and technical workers. This category represents 30 percent with 19 percent employed as craftsman, foreman, and operatives and 13 percent classified as service workers. The following Occupation Breakdown chart shows the 1975 Special Census category for "Heads of Households".

City of Ojai Occupation Breakdown Heads of Households

	#	%
Professional, Technical, and Kindred Workers	342	29.9
Managers, Administration, except Farm Workers	130	11.4
Farm Managers	24	2.1
Sales Workers	89	7.8
Clerical, and Kindred Workers	80	7.0
Craftsmen, Foremen, and Kindred Workers	217	19.0
Operatives	-	-

Laborers, except Farm	101	8.8
Farm Laborers	9	0.8
Service Workers	152	13.3
Private Household Workers	-	-
Other, or not Reporting	-	-
TOTAL	1,144	100

NATURAL ENVIRONMENT

Existing Conditions

Ojai has not experienced the effects of any "great" earthquakes since the 1857 Fort Tejon earthquake which measured 8.25 on the Richter Scale and ruptured ground for 100 miles to the northwest and southeast of Fort Tejon. However, Southern California experiences an earthquake of magnitude 6.3 - 6.5 on the average of once in every four years. Within the City of Ojai there are other associated hazards which could magnify the effects of seismic activity.

Seismic shaking can renew movement of old landslides as well as result in the formation of new slides. Groundshaking can cause disruption of surface drainage, blockage of surface seepage and groundwater flow, displacement of street alignments and drainage channels, destruction or damage to buildings and at times loss of life. In some earthquakes, groundshaking results in ground failure or liquefaction when a high water table level combines with loose cohesionless or uniform soils.

Recommendations

Development or redevelopment within the City should be evaluated in terms of its location on the constraint maps contained within the text and where appropriate, the following recommendations should be followed. (See map pages 4-5 and 4-6)

Seismicity:

- Buildings or structures whose failure could result in danger to life and adjacent property, should not be planned in the immediate vicinity of any fault lines. In no case should residential structures or structures resulting in concentrations of people be placed over fault lines.
- Adopt current investigation guidelines for proposed land development to determine if any design safeguards above current Uniform Building Code standards are necessary.
- Require geologic seismic and soils engineering investigation of ground shaking potential for all proposed structures whose failures could result in danger to life and property.

Landslides:

- Prohibit development in aggravated slide areas.
- Incorporate the use of landslide/mudslide hazard zones in future land use considerations and require soils investigation by qualified soils engineers.

Liquefaction:

- Require geologic-seismic soils engineering investigations of soil liquefaction potential for proposed critical facilities and structures whose failure could result in damage to life and property or great monetary loss.

SOILS

The City of Ojai is underlain by soils of various types, some of which pose constraints to development. For example, expansive soils are typically located in areas with moderate slope and cause downslope soil creep in certain hillside areas. Other soil types have erosional characteristics which result in structural damage to buildings and sedimentation of stream channels. These concerns require that on-site investigations be performed in order to minimize their respective hazards.

Recommendations

Development locations within the City should be reviewed with soil constraint maps in mind. Where appropriate, the following recommendations should be incorporated into the permit review process. (See map page 4-7)

Expansiveness:

- Require soils tests on perspective development sites to determine the soil's degree of expansiveness, type of foundation design, etc.
- Require special landscaping and irrigation techniques to hold soils together and alleviate "wetting" problems.

Erosion Hazard:

- Require soils tests on prospective development sites to determine the degree of erosion hazards of the site and requirements necessary in structural designs.
- Require the planting of suitable vegetation to reduce or eliminate erosion hazards.

HYDROLOGY

The City of Ojai is encompassed by the Ojai Groundwater Basin. Mineral analyses reveal that groundwater within this basin is of acceptable quality for domestic, irrigation and industrial uses. However, the daily activities of urban and rural communities generate wastes which have a degrading effect upon the quality of surface and groundwater.

Recommendations

Where development could affect water quality or recharge capabilities, the following recommendations should be taken into consideration. (See map page 4-8)

- The development of land within the City of Ojai should be accomplished in a manner that will protect the quality and quantity of water supply, and should include review by the Ventura County Flood Control District (VCFCD).
- Septic tanks should be permitted only after the location of the leach fields is carefully scrutinized by soils engineers to insure that the effluent is distributed in a manner that will not degrade the groundwater.
- The use of innovative surface materials such as turf blocks, should be utilized in development to reduce runoff and/or increase percolation.

- With the possibility of creating additional impervious surfaces and thus increasing runoff, it may be necessary to increase channel capacity, in addition to setback requirements.
- A comprehensive Ojai Groundwater Basin study should be started immediately in order to finally ascertain the realistic safe yield.

FLOODING

The City of Ojai lies in a broad alluvial plain crossed by San Antonio Creek and its tributaries. In recent times, major floods have been recorded along San Antonio Creek in 1952, 1958, 1965, 1966, 1969 and 1978. Most flooding problems appear to be associated with excessive debris accumulation along with some cases of poor alignment of natural stream channels. Continued development within the San Antonio Creek watershed and tributaries will increase impermeable surfaces and cause increased peak discharges. (See map pages 4-9, 4-10 and 4-11)

Recommendations

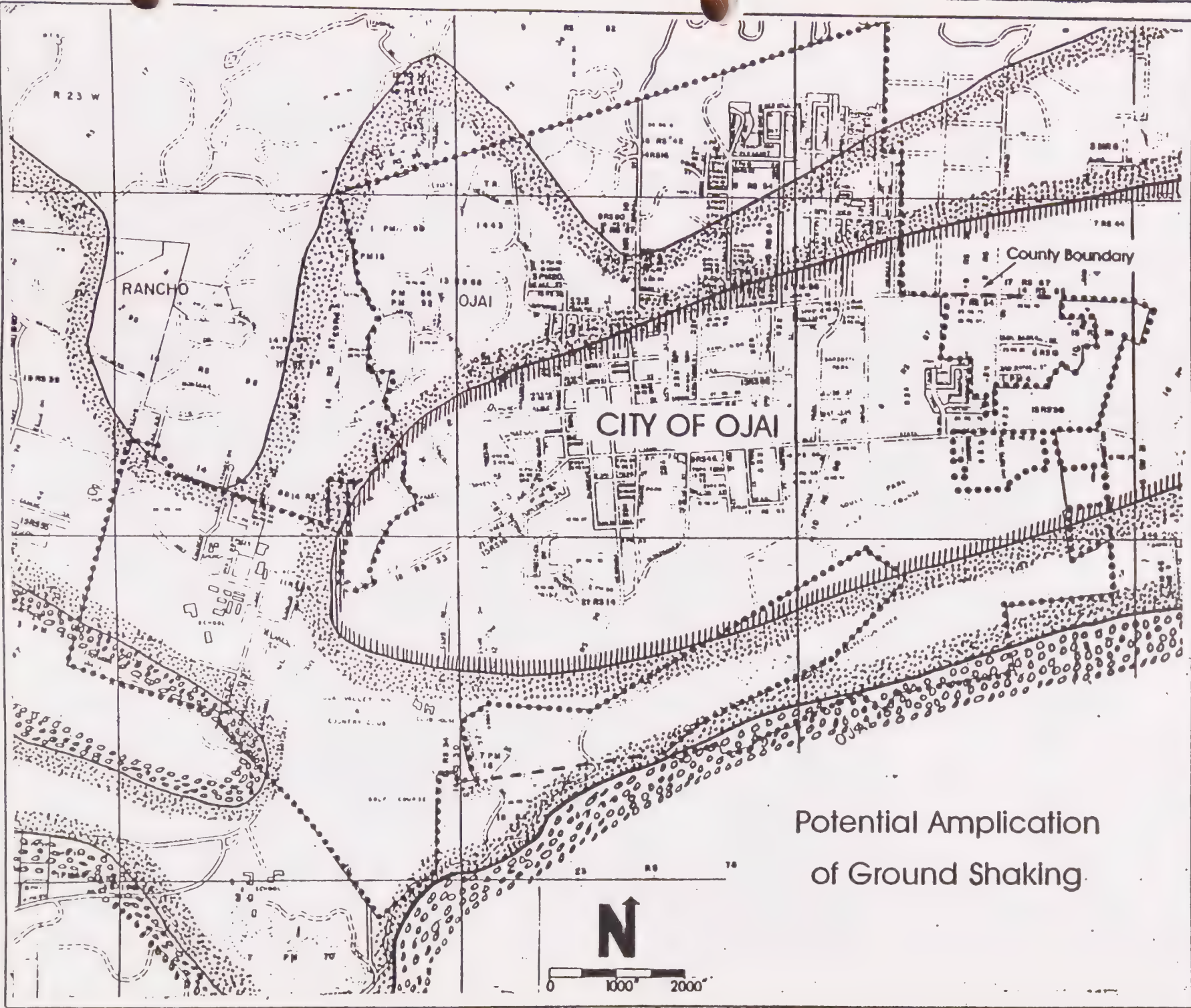
There are two types of generic mitigations available to reduce or alleviate existing flooding problems.

- Physical improvement to channels and/or drains.
- Flood plain management which regulates land use development and building in flood hazard areas to minimize flood damages when major channel improvements are not economically feasible.




BIOLOGICAL RESOURCES

There are only two endangered species currently inhabiting the Ojai Valley, the California Condor and the Blunt-nosed Leopard Lizard. Their ranges are not limited to the Ojai Valley or to Ventura County. In addition to vertebrate species, the City of Ojai has several biotic associations of importance, including: Oak woodlands, Chaparral, streamside environments and grasslands. None of these vegetative associations pose substantial threats to development or appear to be of local rarity. (See map page 4-12).

CONSTRAINT
MAPS



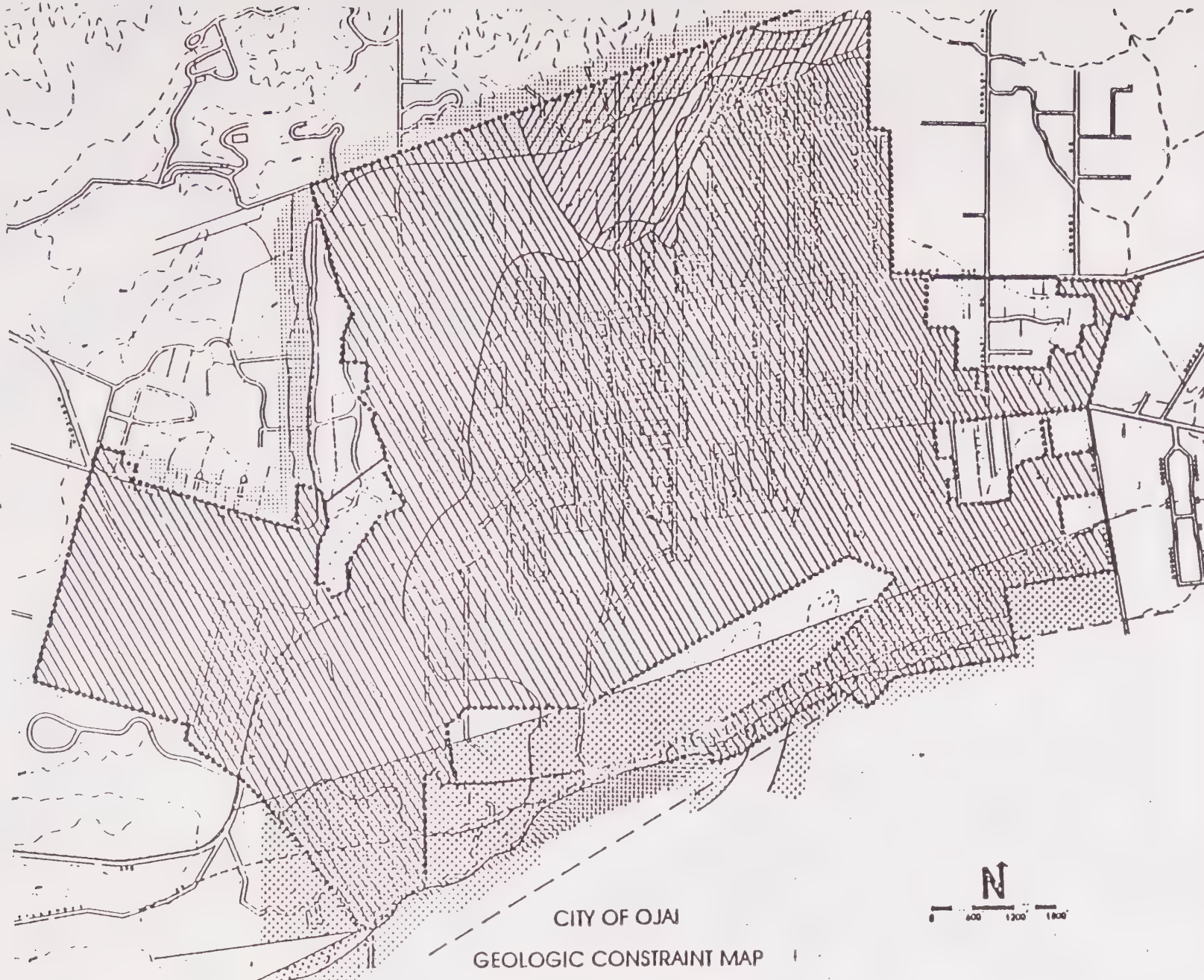
KEY

-  Long Period
slight to moderate
-  Short Period
greatest
-  Short Period
slight to moderate

Potential Amplication of Ground Shaking



Prepared for
City of Ojai
by
Community Land Use Associates



KEY

- Very Active Response to Seism
- Unstable Surface Geology
- 1) High
- 2) Intermediate
- High Liquefaction Potential
- Fault Hazard Zones - Secondary
- 1) Relatively Well Identified and Accurately Located
- 2) Concealed Correlational where queried
- City Limits








Prepared for
City of Ojai
by
Community Land Use Associates
For the 2000 Census & 2000 Survey



CITY OF OJAI
SOILS CONSTRAINT MAP

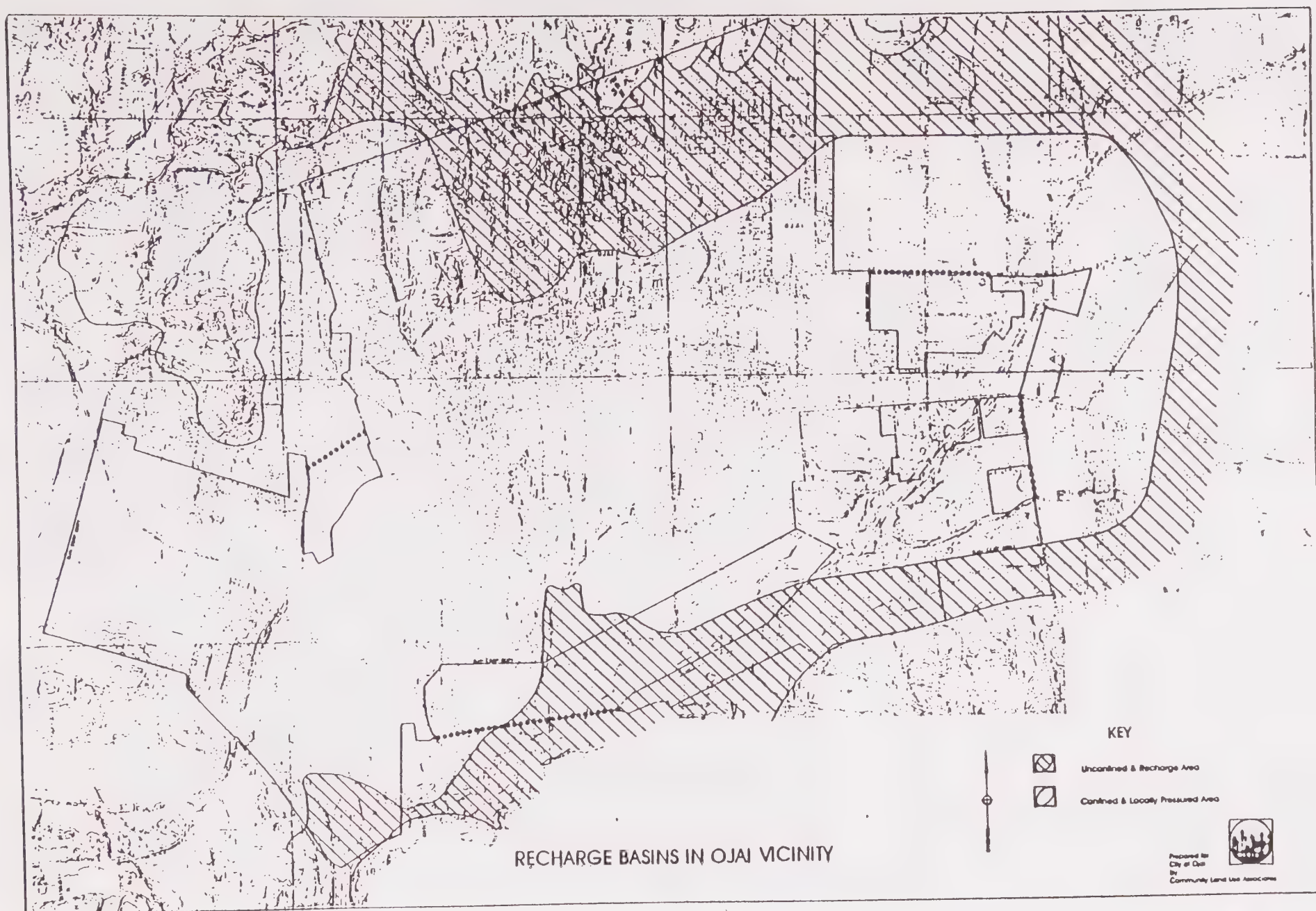


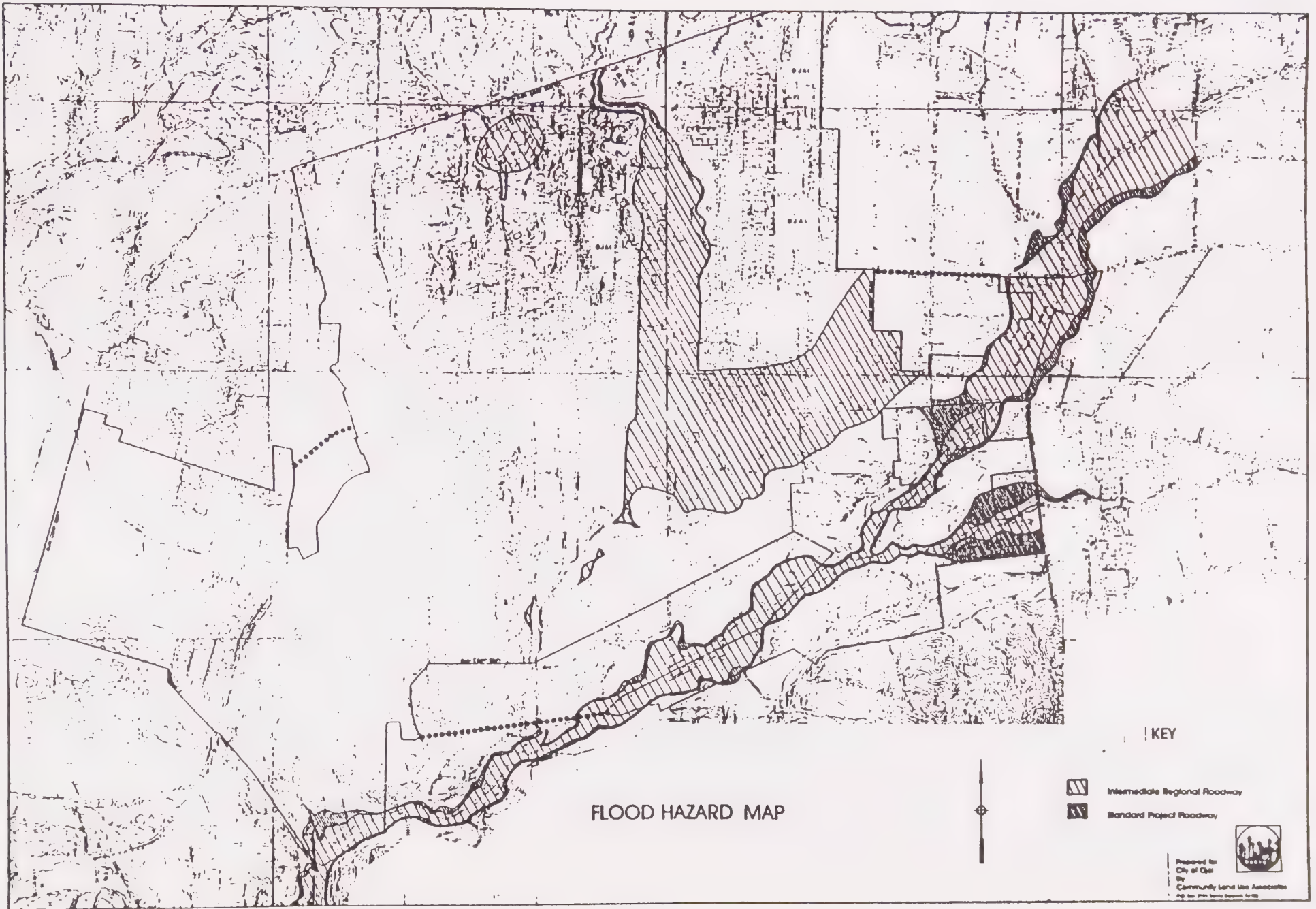
KEY

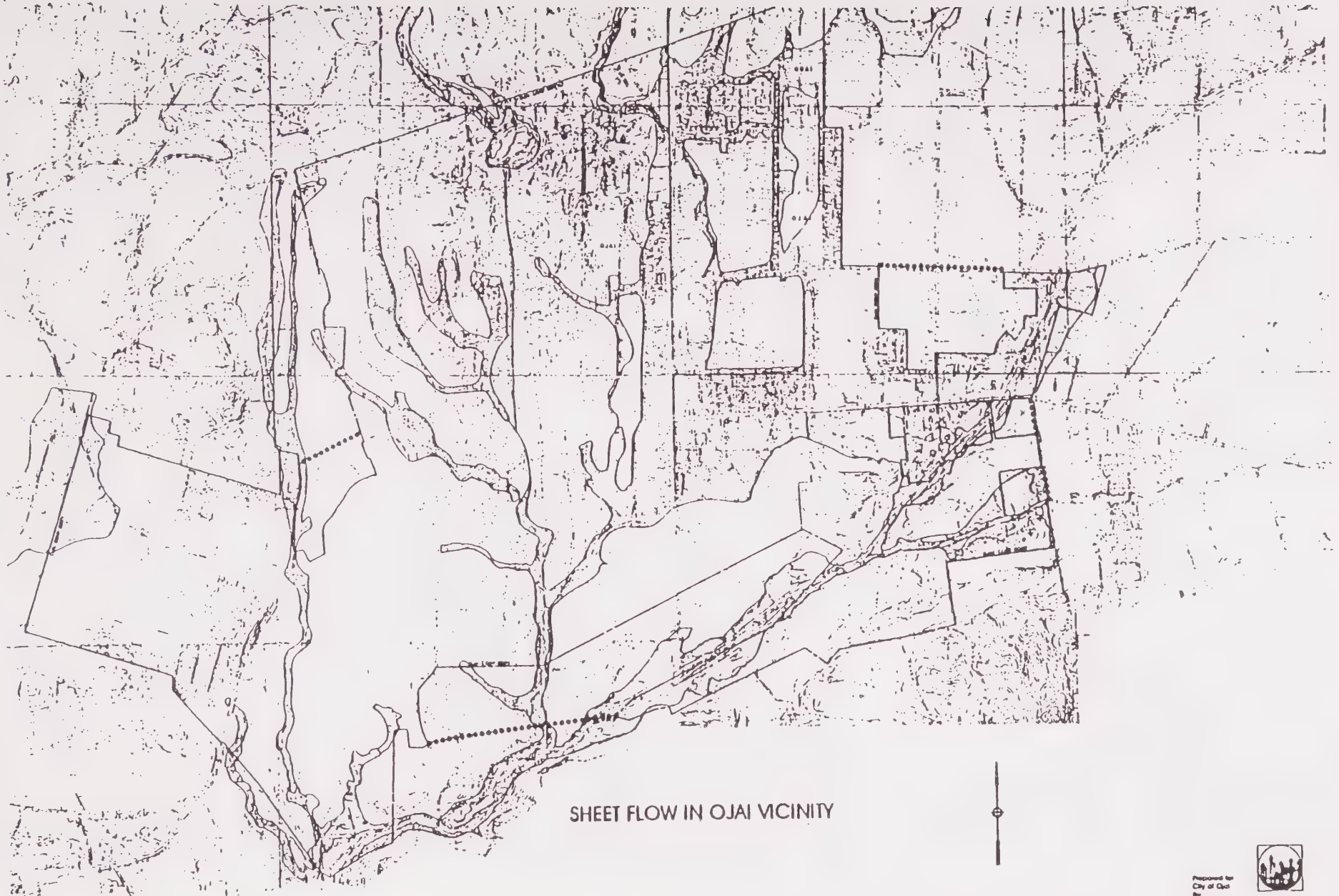
-  Severe Brown Hazard Areas
-  Very Severe
-  Expansive Soil Zones
-  High (Burn/Slide Potential)
-  City Limits



Prepared for
City of Ojai
by
Community Land Use Associates
1111 1st Street, Suite 100
Ojai, CA 93023

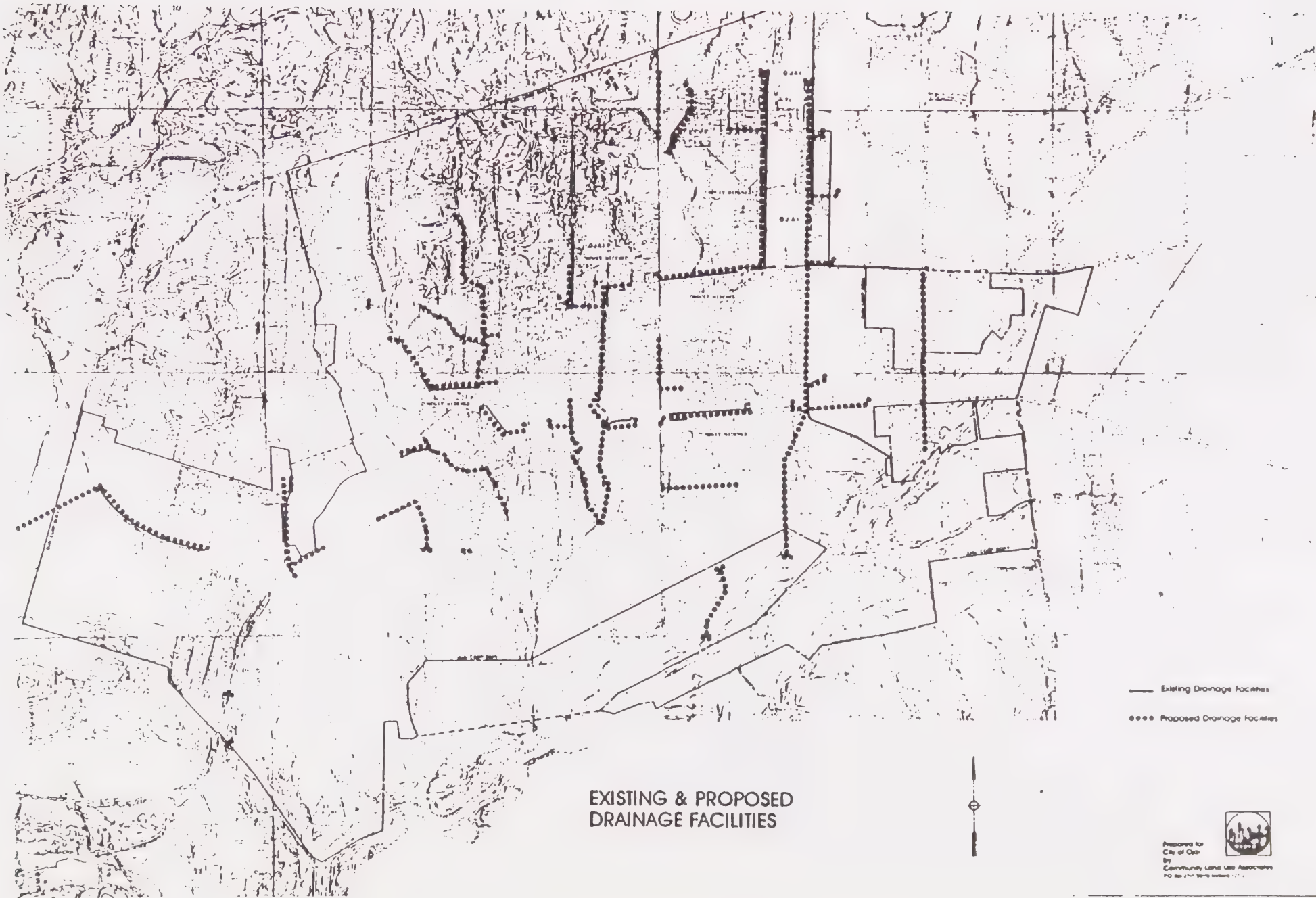


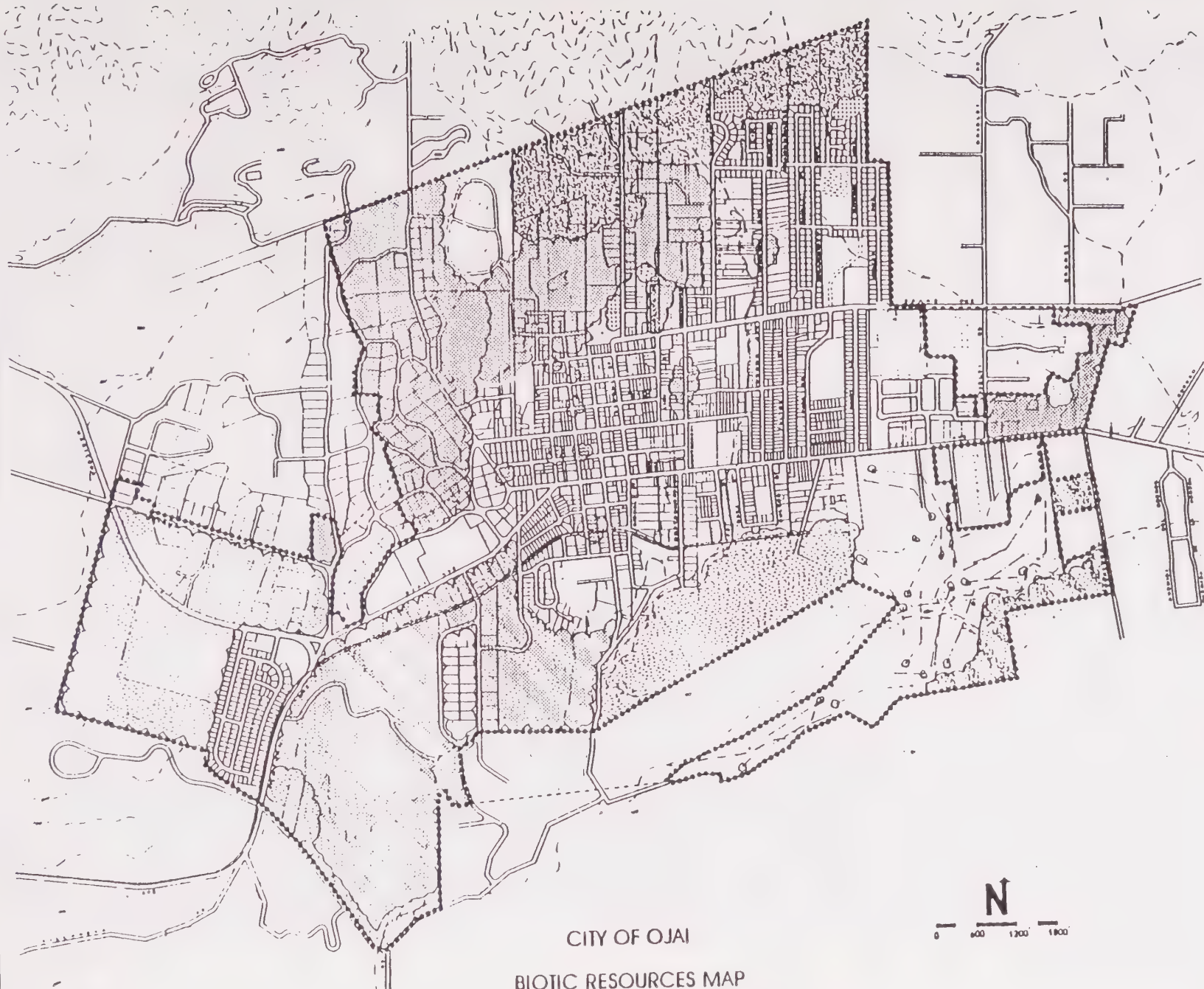




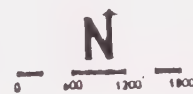
SHEET FLOW IN OJAI VICINITY







CITY OF OJAI
BIOTIC RESOURCES MAP



KEY

- Chaparral
- Oak woodland
- Riparian Aquatic
- Grassland
- Agricultural Field
- Urbanized Areas
- Chaparral And Grassland
- Oak and Grassland
- City Limits



Prepared for
City of Ojai
By
Community Land Use Association

MAN-MADE ENVIRONMENT

Air Quality

Currently, Federal air quality standards for both oxidants and particulates are exceeded in the Valley on a regular basis. Ojai Valley is second only to Simi Valley in the frequency of first stage smog alerts recorded in the County. The Ventura County Air Pollution Control District has concluded that during the next decade, Federally mandated legal requirements for air quality improvement cannot be met utilizing present or reasonable available pollutant control measures on existing sources.

The City of Ojai cannot affect significant improvements in Valley air quality alone. Under current conditions, continued development permits for unincorporated and undeveloped Valley parcels by Ventura County ensure violation of Federal standards in the Ojai Valley. Based on this mandate of Federal law, all future Valley land development must be balanced against Valley air quality improvement. Development moratorium conditions should be extended to all unincorporated Valley parcels.

Recommendations

The following recommendations are intended to produce the needed air quality improvements:

Continued enforcement of air pollution control district rules and regulations to the 'fullest extent possible.'

Maintaining effective mobile vehicle exhaust controls and reducing mobile vehicle usage in the region through an integrated plan of transportation and land use controls.

Continued development moratorium in the City of Ojai is required to be consistent with oxidant standard achievement in the Valley.

A development moratorium for unincorporated areas is also needed.

Rezoning of Ojai Valley lands should be initiated to substantially reduce development potential within the Valley.

In addition, several other incentives and disincentives should be considered as methods of reducing single occupant auto use. These are as follows:

Development of a ride sharing program.

Preferential parking for high occupancy auto use.

Increased transit services for work trips.

Construction of off-street bicycle routes and on-street bicycle lanes.

Speed enforcement.

Staggered work hours.

Improved communication.

Water Resources

Water supply is provided to the City of Ojai by three special districts through wells and surface storage (Lake Casitas). The quality of both groundwater and surface supplies is relatively good and acceptable for most uses, meeting all Environmental Protection Agency standards for drinking water except approximately 3% surplus. However, should the water demand increase in the City of Ojai, additional water supply necessary to accommodate such an increase is available upon request. Due to the absence of accurate safe yield figures of the Ojai Basin, the extent to which additional water could be supplied cannot be determined.

Recommendations

The following generic mitigations should be considered prior to the approval of additional development proposals.

Water consumption should be reduced through implementation of a water conservation program consisting of the installation of water saving devices and water conservation oriented public education.

With regard to long-term water resources planning, the following recommendations should be analyzed:

Importation of State Project Water to provide adequate supply to serve future demand.

Limiting population size via City Ordinance or the rezoning of land to reduce potential residential demand.

Adoption of growth management strategies to implement Regional Land Use Program (RLUP) Alternative 3A.

Sewage Treatment

The Ojai Sanitary District is one of five sanitary districts which contribute sewage flows to the Oak View Treatment Plant. The treatment plant has an existing design capacity of 3.0 million gallons per day (MGD), all of which has been purchased by the districts. The treatment plant presently handles 1.6 mgd of which 80% is attributed to residential land uses. The effluent from the treatment process meets federal discharge requirements, with the exception of nitrogen quota. Plant modification will be necessary in the near future to meet the nitrogen requirements.

Anticipated growth in residential units (i.e., those already approved or proposed, yet unconstructed) will increase present demands and reduce the City of Ojai's Sanitary District purchase rights to slightly over 300,000 gallons per day.

Recommendations

The following generic mitigations are suggested to minimize current and potential sanitation system problems, including inadequate line sections and peak demands.

Reduce sewage flows in the marginal section of the collection line by diverting sewage flows from upstream family units to Grand Avenue; this would bypass the problem area here on a temporary basis; eventual enlargement of impacted line must take place. (See map page 5-7)

To alleviate flow capacity pressures in the City of Ojai, as well as the entire Ojai Valley, the most effective relief is by water conservation. These measures would include installation of water saving devices, efficiency practices and reuse of some water.

Staggering of intervals of peak flow, use of water saving devices and other variables can facilitate accommodation of a larger population on a greater amount of other land uses without any immediate additional system modification.

Schools

The City of Ojai is served by a system of 8 public schools located within the Ojai Unified School District and 7 private schools. Due to an increase in housing unit construction during 1976-77, the school district faces the potential of substantial growth in student enrollment. As a result, all schools in the district are nearing capacity levels, with the high school already undergoing overcrowding problems. District officials project an overall decline in student enrollment over the long-term based upon demographic trends of Ojai's population.

Recommendations

The following recommendations should be considered as ways of minimizing the adverse impacts related to potential over capacity school conditions.

Use of portable or "mobile" classrooms to alleviate short-term overcrowding, with Nordhoff High School receiving top priority for such temporary classroom relief.

Conducting double sessions at schools experiencing enrollment pressures in order to accommodate more students efficiently.

Implementation of Amendment SB 201 to the Subdivision Map Act which provides for the developer to pay an educational fee for a residential development project so as to accommodate the additional students generated by the new project.

Police

Police services are currently provided by 10 sworn officers, 5 dispatchers, and support personnel. This translates into a police officer to City population ratio of 1.67 per 1,000 population; this ratio does not meet the recommended State ratio of 2.0 per 1,000 population. (See map page 5-8)

Noise

Within the City of Ojai, the major source of noise pollution is transportation, i.e., trucks and automobiles. Residents who live along heavily traveled streets have daily exposure to almost constant noise during peak traffic hours. There are no site specific noise contours yet developed for the City; therefore, it is difficult to determine the exact levels of current noise affecting City residents and non-residents. -

Recommendations

Development proposals should be reviewed with an eye towards reducing or eliminating the introduction of additional noise-generating activities. The mitigation measures listed below, while quite general, could reduce the noise impacts of the new projects on the environment or the environment on proposed projects.

Construction-Related Mitigation Measures:

1. Regulate hours of operation to avoid the most sensitive hours for adjacent residents and/or businesses.
2. Use noise muffling devices.
3. Use the least noisy equipment available.
4. Use screening wherever feasible and effective.

Resident-Related:

1. Employ acoustical insulation necessary to achieve a 45 dBA maximum interior noise level (relative to exterior conditions).
2. Site structures and design room layouts to achieve the most effective noise attenuation.
3. In multiple unit developments, establish and enforce reasonable "quiet hours" regulations.
4. In developments which include children, situate play areas away from areas requiring quiet.
5. Retain a qualified acoustical engineer to assess potential sites through noise monitoring to determine the nature and degree of additional noise mitigation measures needed.

Land Use

The City of Ojai currently has a population of approximately 6,117 persons. Its current zoning allows for 64% of the land uses to be of a residential nature, 10% commercial, 6% industrial and 20% miscellaneous (streets, parks, and schools). At the present time, actual land uses are 40% residential, 13% commercial, 19% public or quasi-public and 17% vacant.

Potential residential land uses (i.e., approved, proposed and probable projects) if fully realized would add 414 single-family residences, 12 multiple-family units and a 40 bed rest home. This cumulative addition would have substantial effects on both natural and man-made resources. (See map page 5-7)

Transportation

The existing Ojai Valley road system is currently being taxed by heavy use and, at certain locations poses severe safety problems. Highway 33 is already at capacity and remains one of the least safe highways in the County. In addition, eleven other roads within the area are documented as currently at capacity. Alternative modes of travel are virtually non-existent with one public transit route and one on-street bicycle lane. Continued development of vacant land and redevelopment of underused land will result in the exacerbation of these concerns and resultant air quality degradation. Without a major change in existing City and County policy, with respect to transportation planning and management, improvement in current conditions is likely to take place very slowly.

Recommendations

The following recommendations are suggested to aid in the reduction of transportation-related impacts in the Ojai Valley area.

Shared ride programs which include:

- promotion of the ride sharing advantages,
- employer vanpools, and
- special parking privileges for high occupancy vehicles.

Preferential parking including:

- long-term and short-term parking areas, and
- parking restrictions to induce carpooling.

Improved transit service in order to increase work-related trips.

Bicycle route construction to encourage a mode shift from auto to bicycle use.

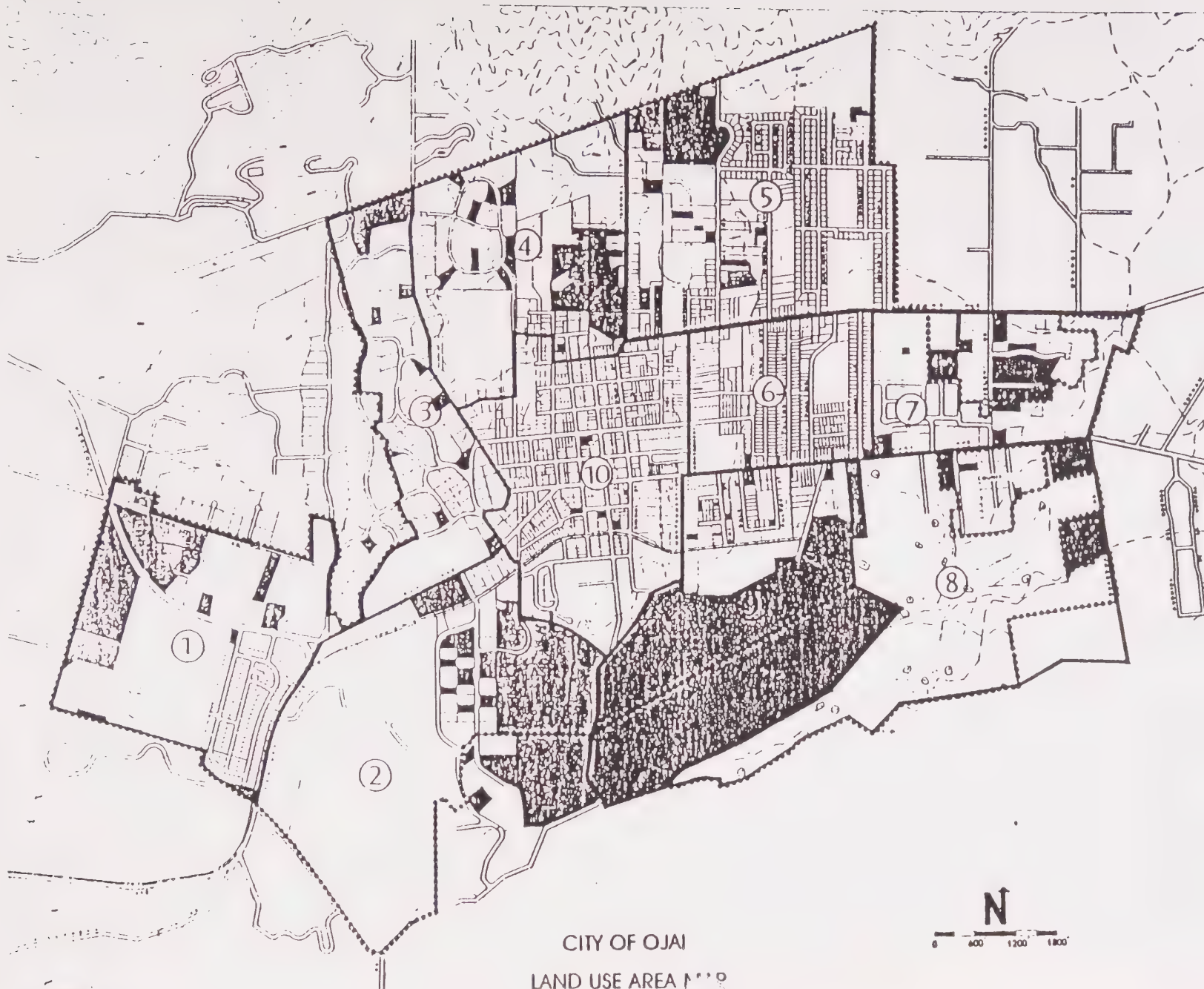
Staggered work hours to reduce peak hour congestion.

Improved signal timing using computer models.

Removal of on-street parking to allow more lanes.

Fire Protection

Due to the central location of the present fire station, the response time to all areas of the City are approximately the same, with some variation depending upon road types and accessibility. Present trends of land use indicating a more widely dispersed growth in the population and distribution of development, would necessitate the addition of fire engines and engineers in order to adequately serve the area. (See map page 5-9)



KEY

-  Vacant Parcel
-  City Limits

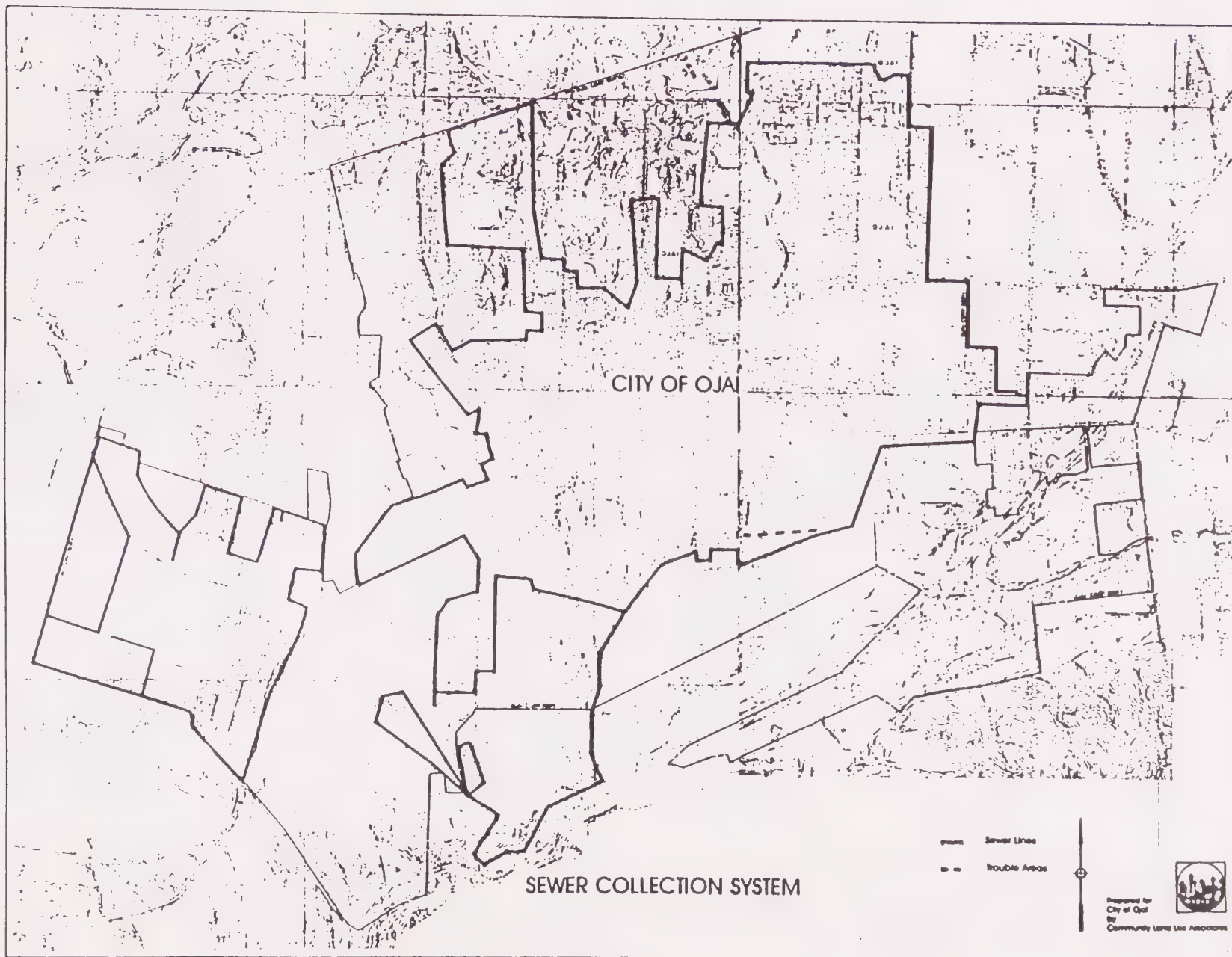
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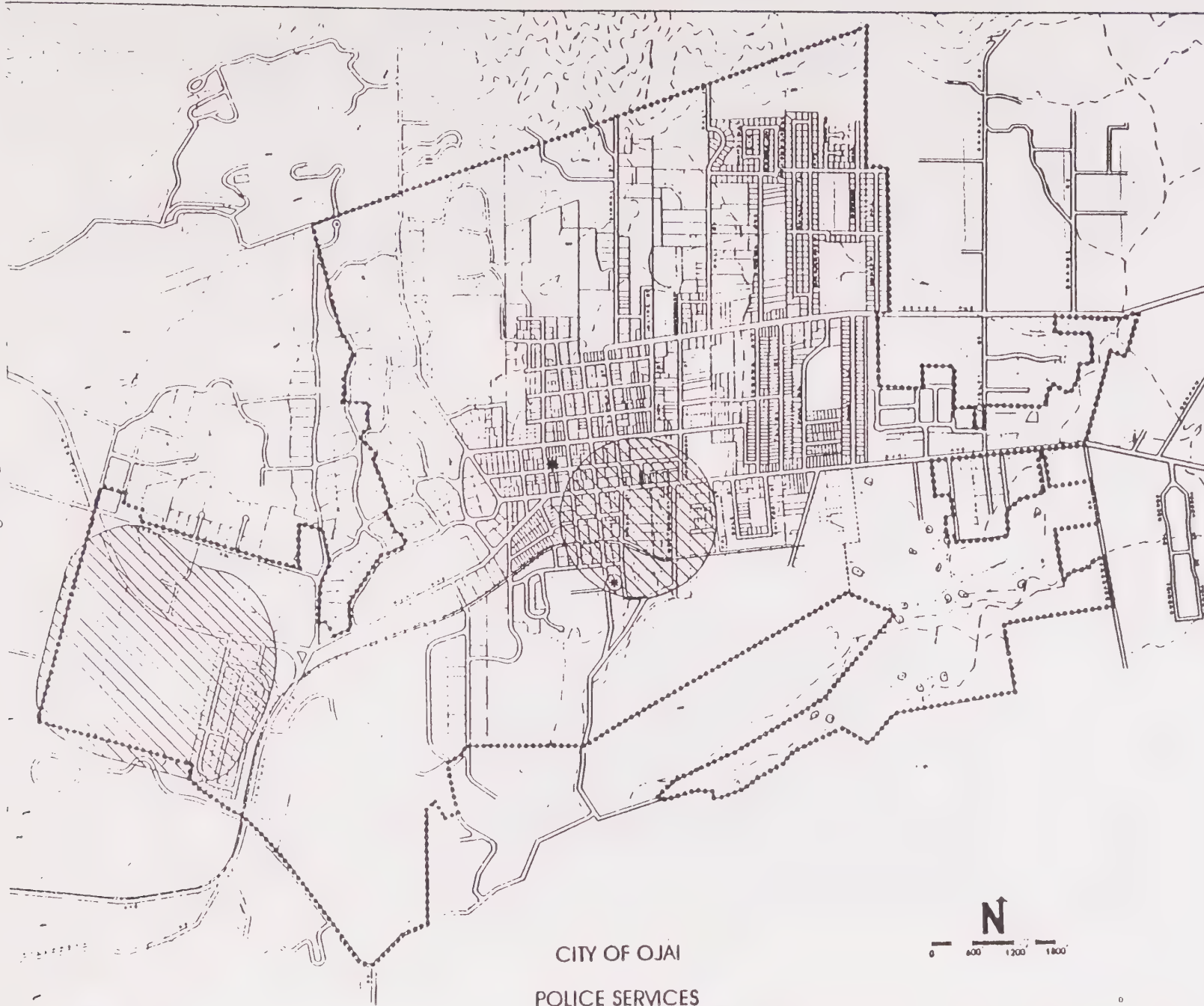
CITY OF OJAI
LAND USE AREA







PREPARED FOR
City of Ojai
By
COMMUNITY LAND USE ASSOCIATES
P.O. Box 2100 Santa Barbara, CA 93103



5 - 9



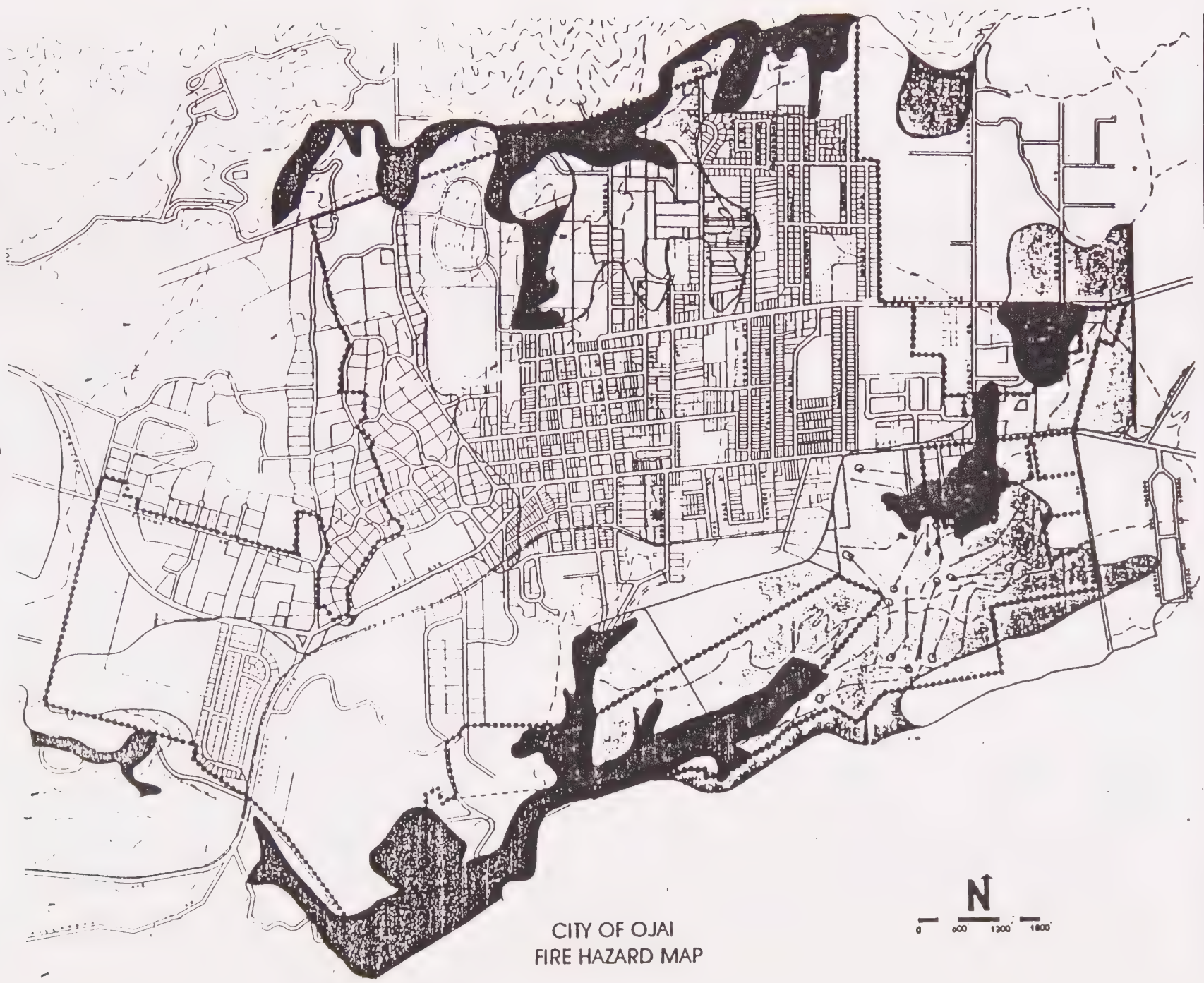
KEY

-  Existing Police Station
-  Proposed Police Station
-  Area of High Police Cost Activity
-  City Limits

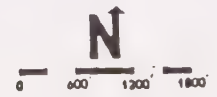


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

5-10



CITY OF OJAI
FIRE HAZARD MAP



KEY

-  Fire Station
-  Moderate Fire Hazard
-  Extreme Fire Hazard
-  City Limits



Prepared for
City of Ojai
by
Community Land Use Associates
PO Box 777 Santa Barbara, CA 93103

LAND USE ELEMENT

LAND USE ELEMENT

1963 LAND USE ELEMENT

The current General Plan for the City of Ojai was adopted on September 12, 1963. Since that time considerable changes and issues have taken place.

It is appropriate to review and evaluate the 1963 Plan with these circumstances in mind. A review of the table below, a synopsis of existing land use as compared with the current general plan land use policies indicates several items for reconsideration.

This review must consider the fact that the 1976 Plan involved some 4,120 acres while the current general plan study area contains approximately 2,500 acres.

General Plan Land Use Evaluation

Land Use Category	Existing Land Use*		1963 General Plan*	
	Acres	%	Acres	%
Residential	973	39%	2,690	66%
Commercial	321	13%	131	3%
Industrial	17	-1%	138	3%
Public-Quasi Public	402	16%	881	21%
Agriculture	65	3%	N/A	-
Vacant	538	22%	N/A	-
Streets ***	181	7%	N/A	-
Special **	N/A	-	280	7%
Total	2,497	100%	4,120*	100%

* Include City and County figures

** Includes Airport and Ojai Valley Inn

*** Streets included in totals

N/A - Not Applicable

NOTE: Ojai Valley Inn is currently included in Commercial Category.

There is a total difference of 1623 acres between the two categories listed above. This acreage is primarily located in the residential and public-quasi public classifications of the 1963 Plan. Noted variations from the 1963 Plan include a substantial increase in Commercial use; a marked difficiency in industrial development; reduced amount of acreage in the public-quasi public category and residential use, and the elimination of the recommended airport. Agriculture and vacant categories are not included for comparison purposes since the 1963 Plan did not include them.

The following section, "Existing Land Use Analysis", will provide a more detailed explanation of the current status of the City of Ojai.

EXISTING LAND USE ANALYSIS

Staff began collection of Land Use/Zoning data in January 1977 and updated the information in May 1978. Each parcel of land within the City including several County portions of the Plan was inspected and its use recorded on field maps. The information was subsequently measured and a complete tabulation of the quantities of land in each of the land use classifications and zones was prepared. The land use data was also recorded on a map whereon the use of each lot is depicted by a color representing the classification of use.

For the purpose of this study, it was determined that the use of study areas would best simplify the review process, not only for this plan, but for other long range programs as well. The City was divided into ten study areas. Each area shows the existing land use designations and quantities of land per use.

The data collected by this process provides not only a quantitative analysis of the disposition of land, but through the mapping of the findings it is possible to observe and analyze groups of like uses, their relative intensity and also areas where conflicting land use patterns have developed.

The discussion which follows is a detailed analysis of existing Land Use by Study Areas. The analysis includes a description of the area, the existing land use categories and acreage as well as a breakdown of zoning categories and acreage.

The following map depicts the general boundaries of each study area, including the several County portions being considered, as indicated below.

STUDY AREA MAP



To further evaluate the existing condition of the City and that portion of the County being included within the General Plan area of study, considerable effort has been taken to provide the lot by lot breakdown of existing uses.

As indicated on table #5, the City has a large percentage of residential use and a considerable portion of public-quasi-public use. A total of 846 acres or 40 percent of the total land within the City is in residential use. More important, 86% of the residential total is in single family use, emphasising the fact that the City is primarily a residential community.

Of the 2,140 total acres, seventeen percent or some 367 acres of land is presently vacant and unimproved. At first, this might appear to be appropriate for a City of this size and age. However, 60 percent of the vacant land is residential with a present capacity of 422 single family dwellings and 327 multi-family dwelling units. Of the remaining 40 percent, twenty-six percent is industrial and 14 percent commercial with more than 44% of commercial vacant land in B-P (Office Commercial) zone.

It is interesting to note that the vacant industrial land represents 77 percent of the total land presently zoned M-1. Similarly, the vacant commercial land represents 25% of the total. For a complete breakdown of vacant land by zone, etc., see table #6 page #6-7.

Another indicator of the dominate residential character of the City is presented in the "Acre Per Zone Classification" table on page 6-4. As indicated, sixty-four percent of the City land is zoned residential with ten percent commercial, only six percent industrial and twenty percent in no zone. This latter category includes streets, Soule Park, Libbey Park and the High School. Of the 1375 acres in residential zone, 87% is classified single family.

The County portion of study areas 2, 3, 7, 8, 9 (Potential Annexation Areas) are similar to the City in that the major use is residential with 36% of the total and 100% of the zoning in one of the seven residential zones listed. Potential population figures within these study areas are not considered to be included within the City's proposed population increase of 800 persons. A total of 48% of this County area is presently vacant and unimproved. Single family zones represent 91% of the vacant land.

Current Zoning

The current zoning (1978) within the City of Ojai is indicated in Table 1. This zoning provides for 64% of land uses to be of a residential nature, 10% commercial and 6% industrial. Twenty percent of the total acreage has no zoning (streets, parks and School facilities).

TABLE 1

CITY OF OJAI ACRE PER ZONE CLASSIFICATION		
Zone Classification	Acreage Per Zone Classification	Zone Classification by %
Single Family Residential	1,198.5	87% of Total Residential
Multi-Family Residential	176.5	13% of Total Residential
Total Residential	1,375.0	64% of Total Acreage
Commercial	211.0	10% of Total Acreage
Industrial	123.00	6% of Total Acreage
No Zone*	431.0	20% of Total Acreage
Total Acreage	2,140.0	100% of Total Acreage
*No zone includes: (Streets - 160 Acres) (Soule Park - 224 Acres) (High School - 39.5 Acres) (Libbey Park - 7.5 Acres)		

TABLE 2

COUNTY OF VENTURA * ACRE PER ZONE CLASSIFICATION		
Zone Classification	Acreage Per Zone Classification	Zone Classification by %
Single Family Residential	293	87% of Total Residential
Multi-Family Residential	43	13% of Total Residential
Total Residential	336	94% of Total Acreage
No zone**	21	6% of Total Acreage
Total Acreage	357	100% of Total Acreage
* Study Areas 2,3,7,8,9		
** Includes streets		

TABLE 3
CITY OF OJAI
EXISTING ZONE CLASSIFICATION
ACRE PER ZONE

Study Area	Single Family					Multi Family			Commercial				Ind.	Sts.	Zone Totals	Totals
	R-0-2	R-0-1	R-0 $\frac{1}{2}$	R-0	R-1	R-2	R-3-L	R-3	C-1	C-2	V-C	B-P	M-1	No		
1	-	-	-	31	72	1	18.5	12	7	-	-	46	-	-	39.5	227
2	-	4	285	-	-	-	-	-	-	-	-	21	-	-	-	310
3	-	129	-	-	-	-	-	-	-	-	-	12	-	-	-	141
4	-	181	8	-	11	-	-	9	-	-	-	-	-	-	-	209
5	-	31	42	53	161	1	-	18	-	-	-	-	-	-	-	306
6	-	-	-	-	82	-	-	19	8	-	9	-	-	-	-	118
7	-	-	32	8	23	9	-	-	-	-	-	12	-	-	-	84
8	7	-	-	-	-	-	-	-	-	-	-	-	-	224	-	231
9	-	-	6	-	-	8	-	-	6	16	5	-	123	-	-	164
10	-	3.5	-	12	17	28	-	53	18	-	42	9	-	7.5	-	190
Sts.	-	-	-	-	-	-	-	-	-	-	-	-	-	160	-	160
Study Area Totals	7	348.5	373	104	366	47	18.5	111	39	16	56	100	123	431	2,140	

TABLE 4
COUNTY OF VENTURA *

Study Area	Single Family				Multi Family		Streets	Totals
	R-A	R-E-1	R-0-1	R-E	R-3	R-4	No Zone	
1	-	-	-	-	-	-	-	0
2	-	76	-	-	-	-	-	76
3	-	-	19	-	-	-	-	19
4	-	-	-	-	-	-	-	0
5	-	-	-	-	-	-	-	0
6	-	-	-	-	-	-	-	0
7	23	-	-	-	-	35	-	58
8	-	42	-	24	8	-	-	74
9	109	-	-	-	-	-	-	109
10	-	-	-	-	-	-	-	0
Sts.	-	-	-	-	-	-	21	21
Study Area Totals	132	118	19	24	8	35	21	357

*Study Areas #2,3,7,8,9.

Current Land Uses (1978)

At the present time, the majority of land use within the City is residential in nature. As indicated in Table 5, other major land use classifications include commercial, public or quasi public, vacant land and street rights-of-way.

TABLE 5
TOTAL LAND USE BREAKDOWN
BY: ACREAGE & PERCENT OF TOTAL

Land Use Breakdown	CITY:	Acre	% of Total	COUNTY:*	Acre	% of Total
Single Family		727	34		123	35
Multiple Family		<u>119</u>	<u>6</u>		<u>4</u>	<u>1</u>
Total Residences		846	40		127	36
Commercial		288	13		33	9
Industrial		17	1		0	0
Public/Quasi Public		397	19		5	1
Agricultural		65	3		0	0
Vacant		367	17		171	48
Street Right-of-way		160	7		21	6
Total		2,140	100		357	100

* Study Areas 2,3,7,8,9.

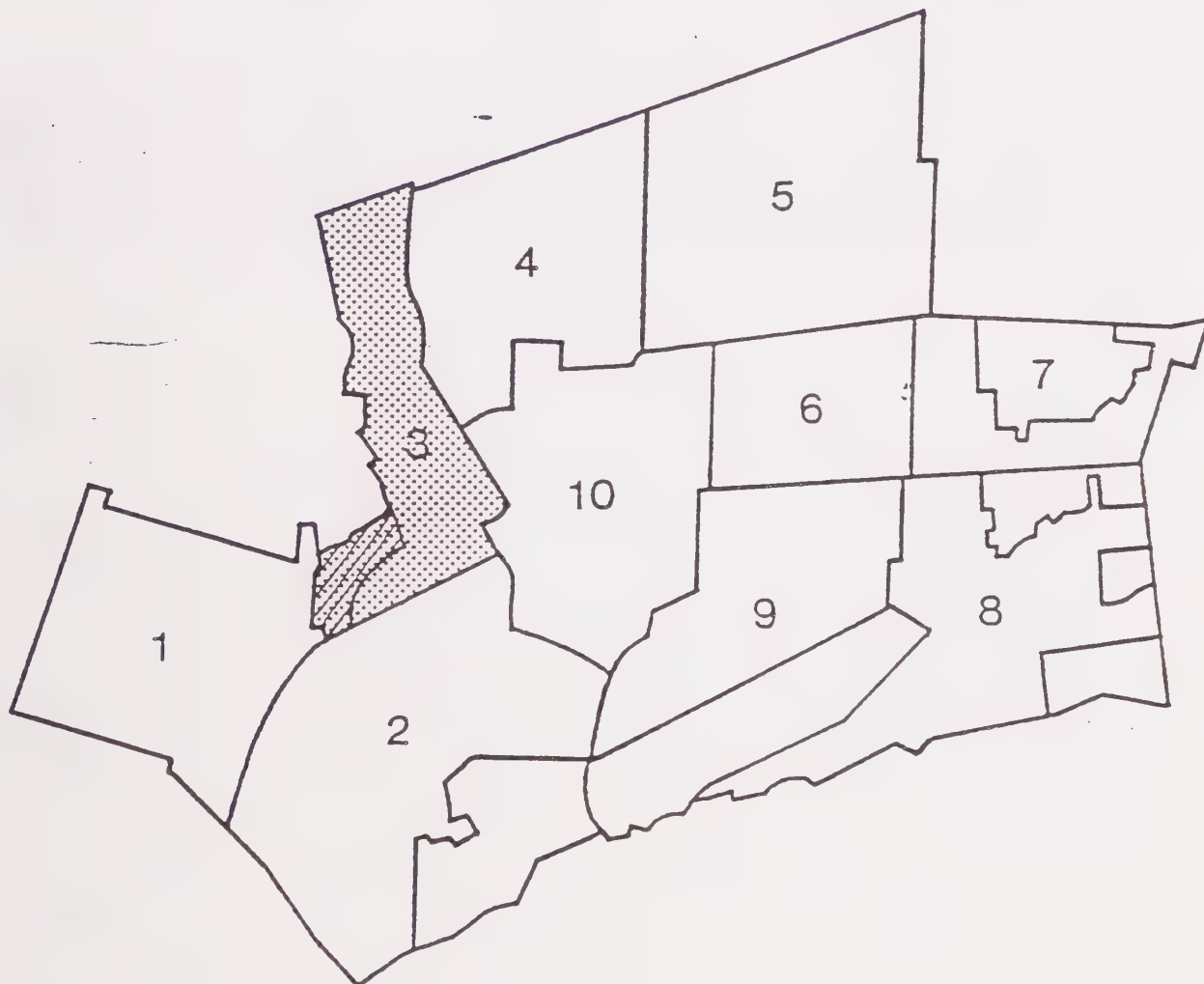
STUDY AREA 2.

Some 376 acres comprise this study area. The majority (310 acres) is within the City, with 76 acres located in the County. The Area is bounded by Hermosa Rd. and Creek Road on the south; Ventura Road (Highway #33-#150) on the west; Ojai Ave. (Highway #150) on the north and San Antonio on the east.

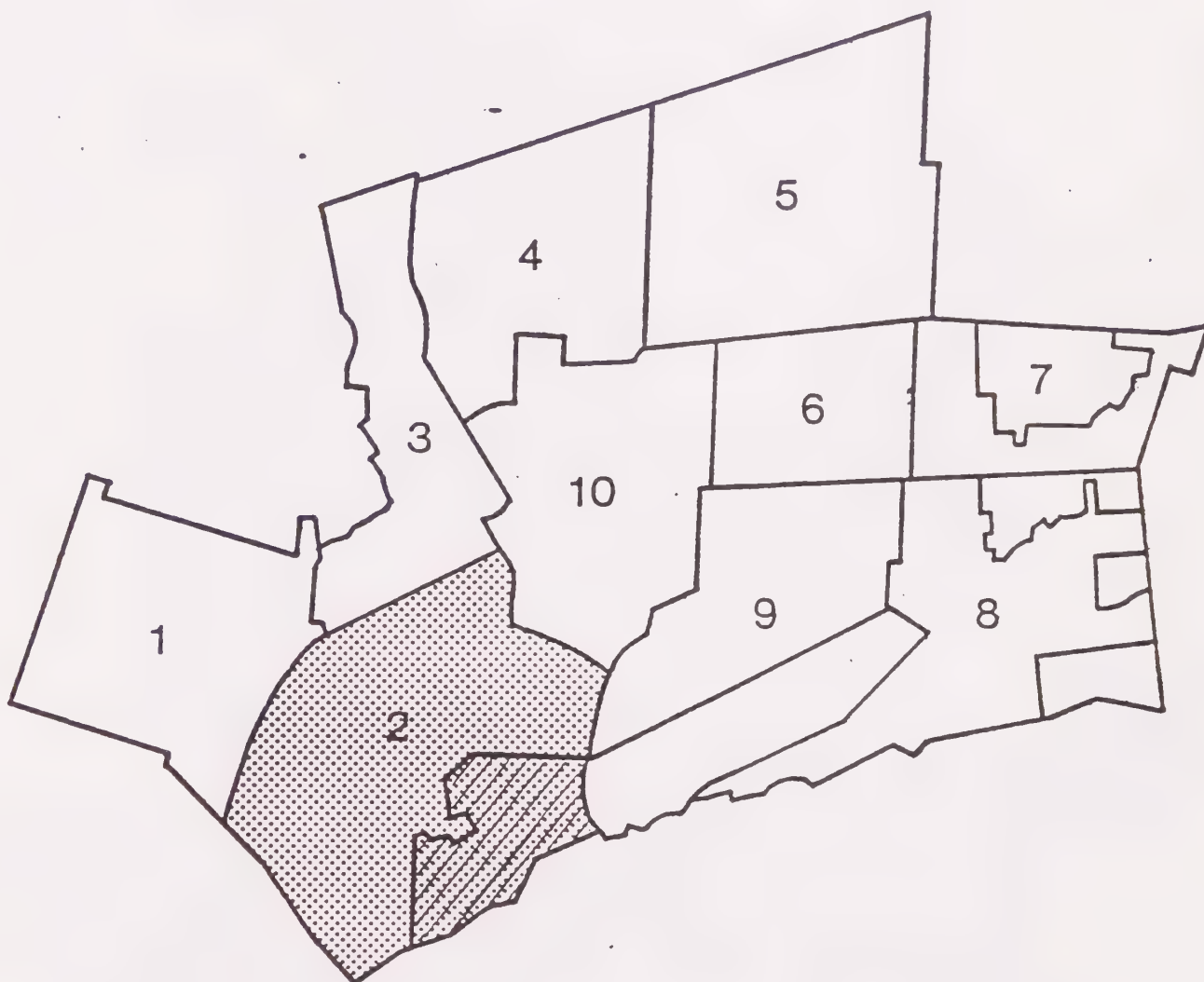
The vast majority of land is in Commercial Use with the Ojai Valley Inn comprising the largest portion. Residential, Public/Quasi-Public, and vacant land provide the remaining uses within the City. The County portion is basically in residential use (57 acres) with 19 acres vacant. The R-0-1/2 zone accounts for 285 acres or 76% of the total area with the County portion totally within the R-E-1 zone.

EXISTING LAND USE

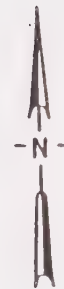
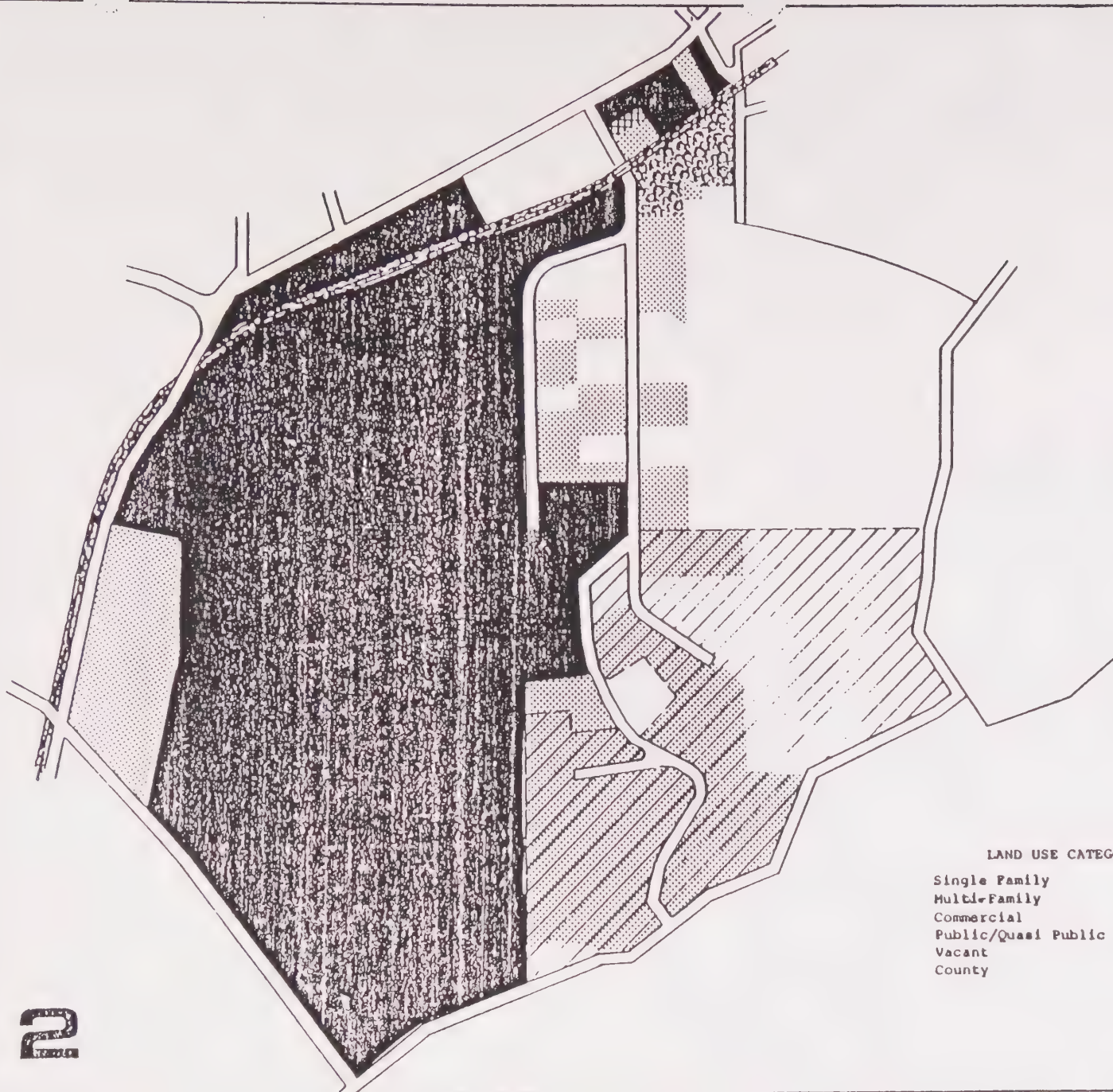
CITY	ACREAGE	COUNTY	ACREAGE
Single Family	35	Single Family	57
Multi-Famuly	1	Multi-Family	-
Commercial	205	Commercial	-
Industrial	-	Industrial	-
Public/Quasi Public	4	Public/Quasi Public	-
Agriculture	-	Agriculture	-
Vacant	65	Vacant	19
Street Right-of-Way	-	Street Right-of-Way	-
Total	310	Total	76



STUDY AREA 3



STUDY AREA 2



LAND USE CATEGORIES

- Single Family
- Multi-Family
- Commercial
- Public/Quasi Public
- Vacant
- County



STUDY AREA I

The existing City limits surround Area I on the north, west and south with Ventura Road (Highway #33 - #150) and Del Norte Road as the eastern boundary. Some 227 acres of land are contained in this study area with the majority (93 acres) in residential use. The next highest use is vacant with 67 acres classified as such. The predominate zone in this area is R-1 with 72 acres, while B-P (46 acres), R-0 (31 acres) and R-3-L (18.5 acres) comprise the majority of the remaining land. Nordhoff High School represents the largest single development in the area and accounts for the majority of the 48 acres designated public.

EXISTING LAND USE

CITY	ACREAGE	COUNTY	ACREAGE
Single Family	77	Single Family	-
Multi-Family	16	Multi-Family	-
Commercial	19	Commercial	-
Industrial	-	Industrial	-
Public/Quasi Public	48	Public/Quasi Public	-
Agriculture	-	Agriculture	-
Vacant	67	Vacant	-
Street Right-of-way	-	Street Right-of-way	-
Total	227	Total	0

For the purpose of simplifying the land use planning and analysis, the plan was divided into ten study areas. The following tables summarize the land use types present in those study areas.

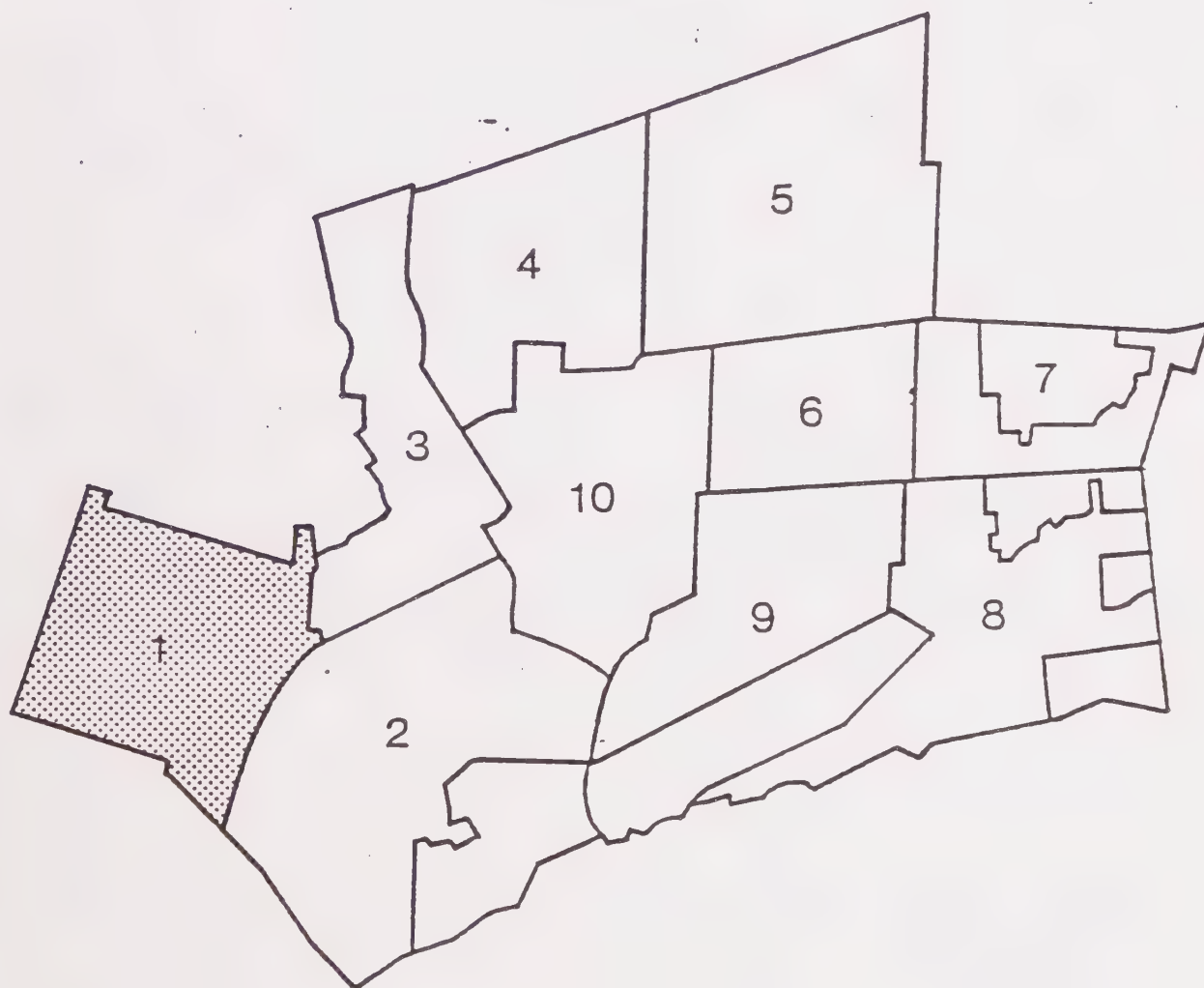
TABLE 6

EXISTING LAND USE ACREAGE
BY: STUDY AREAS

CITY	# 1	# 2	# 3	# 4	# 5	# 6	# 7	# 8	# 9	# 10	Total
Single Family	77	35	102	115	195	75	24	7	16	81	727
Multi-Family	16	1	-	24	15	14	16	-	5	28	119
Commercial	19	205	1	-	3	5	9	-	14	32	288
Industrial	-	-	-	-	-	-	-	-	17	-	17
Public/Quasi Public	48	4	29	1	16	22	7	224	1	45	397
Agriculture	-	-	-	-	42	-	23	-	-	-	65
Vacant	67	65	9	69	35	2	5	-	111	4	367
Street Right-of-way	-	-	-	-	-	-	-	-	-	-	160
Sub-Total	227	310	141	209	306	118	84	231	164	190	2140

COUNTY *	# 1	# 2	# 3	# 4	# 5	# 6	# 7	# 8	# 9	# 10	Total
Single Family	-	57	18	-	-	-	29	19	-	-	123
Multi-Family	-	-	-	-	-	-	4	-	-	-	4
Commercial	-	-	-	-	-	-	-	33	-	-	33
Industrial	-	-	-	-	-	-	-	-	-	-	0
Public/Quasi Public	-	-	-	-	-	-	4	1	-	-	5
Agriculture	-	-	-	-	-	-	-	-	-	-	0
Vacant	-	19	1	-	-	-	21	21	109	-	171
Street Right-of-way	-	-	-	-	-	-	-	-	-	-	21
Sub-Total	0	76	19	0	0	0	58	74	109	0	357
TOTAL	277	386	160	209	307	118	142	305	273	190	2497

* Study Areas 2,3,7,8,9.



STUDY AREA 1

3

LAND USE CATEGORIES

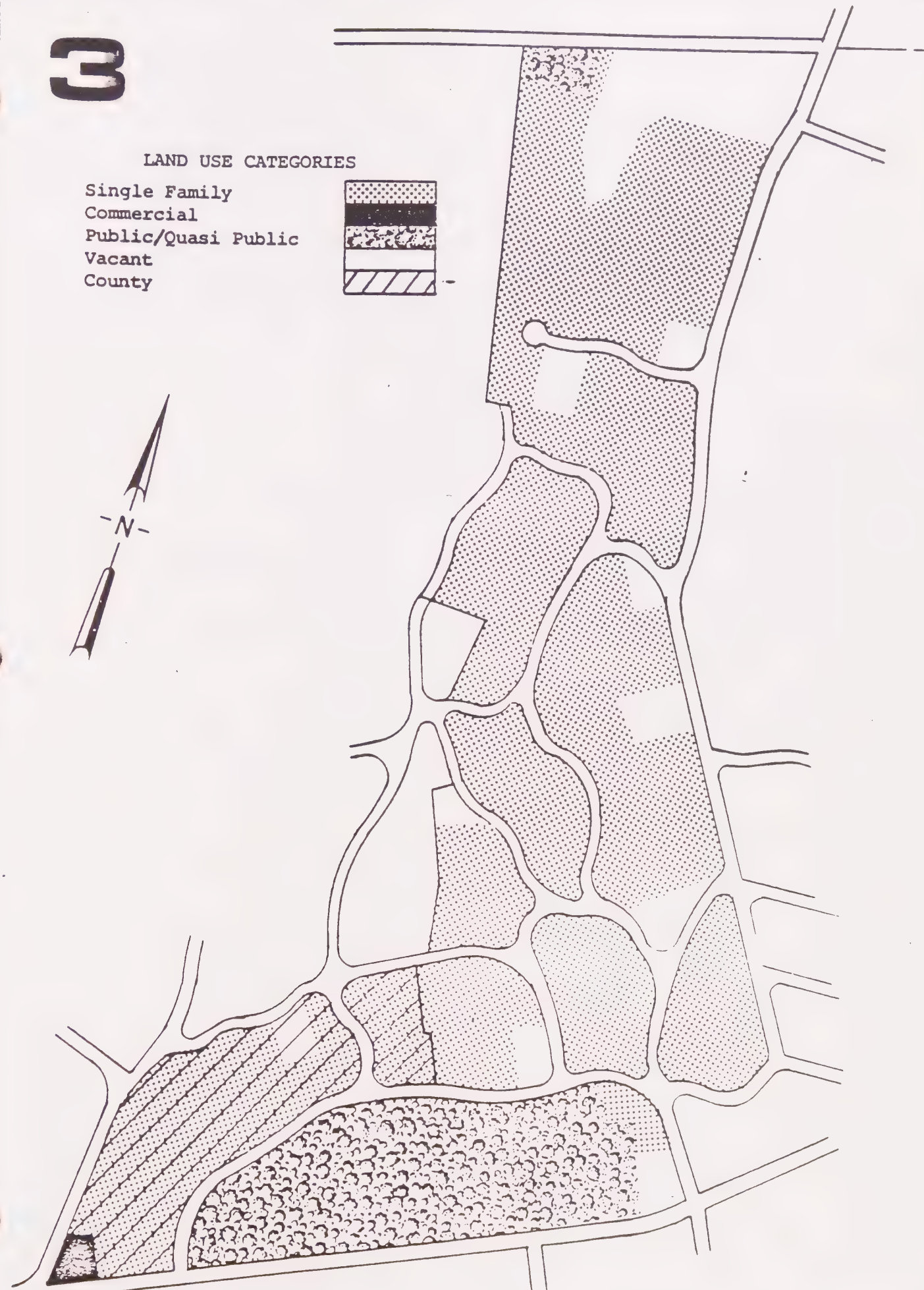
Single Family

Commercial

Public/Quasi Public

Vacant

County

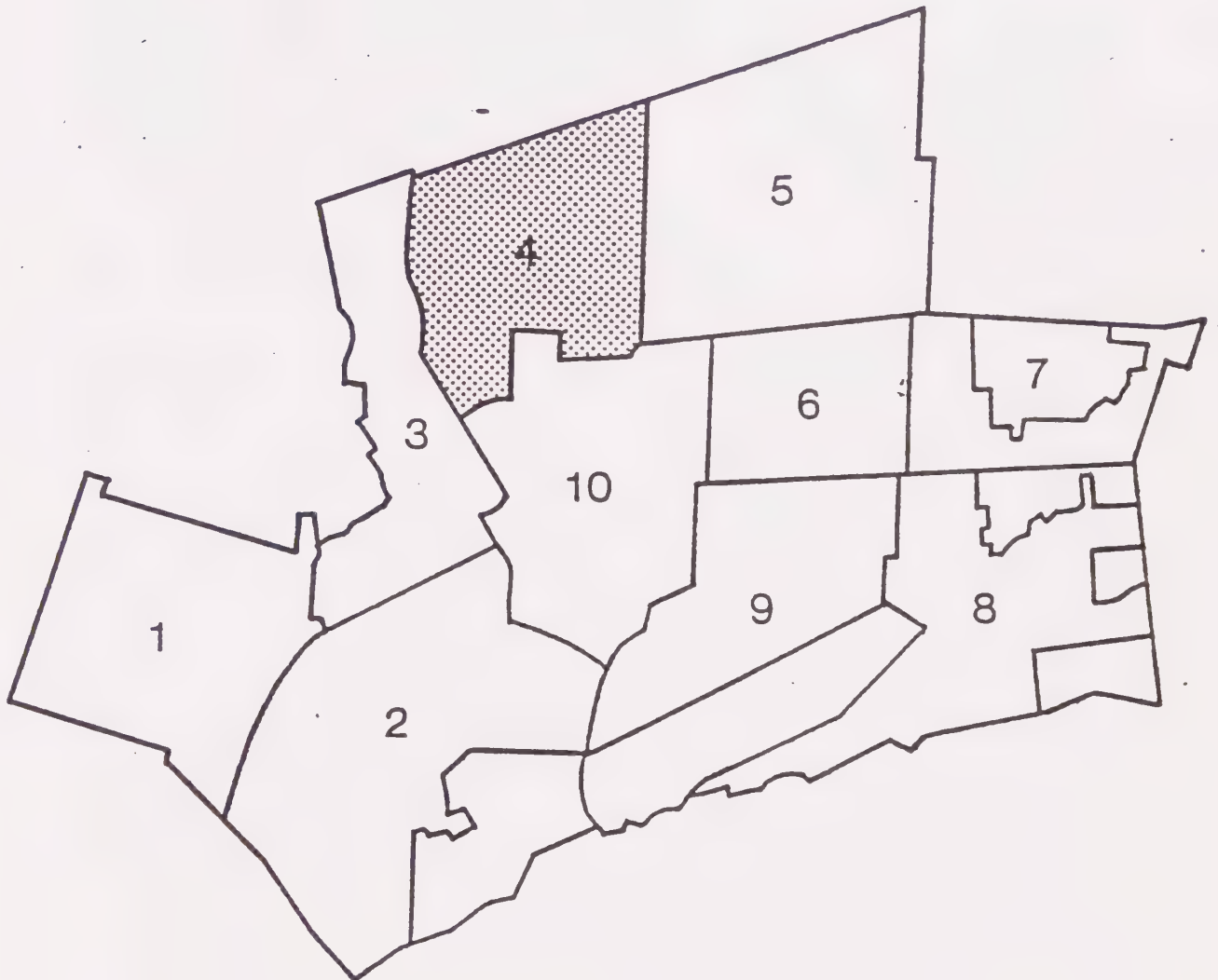


STUDY AREA 3

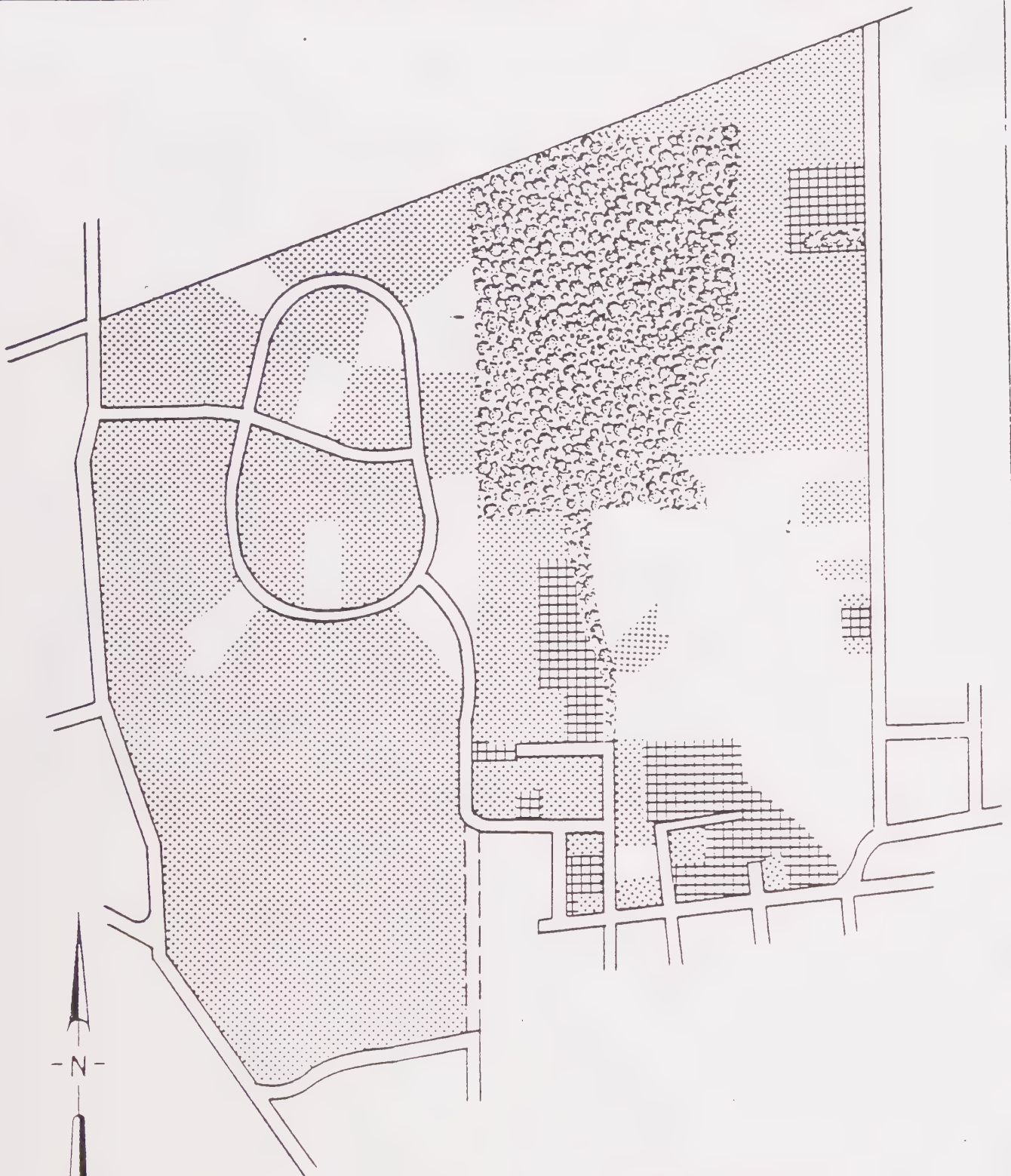
The boundary for Area 3 consists of Del Norte, Cuyama Rd. and the existing City limits on the west; City limits on the north; Foothill Road, El Paseo and Bristol Rd. on the east, and Ojai Ave. on the south. Of the 160 total acres in this study area (141 City) only 19 acres are located in the County (18 acres residential and 1 acre vacant). Over 72 percent of the City land in this study area is in residential use. (102 acres). 29 acres or approximately 20% of the remainder is classified public/quasi-public. Matilija Junior High and Ojai Valley School comprise the majority of this use. R-O-1 zone accounts for approximately 92 percent of all land within this study area.

EXISTING LAND USE

CITY	ACREAGE	COUNTY	ACREAGE
Single Family	102	Single Family	18
Multi-Family	-	Multi-Family	-
Commercial	1	Commercial	-
Industrial	-	Industrial	-
Public/Quasi Public	29	Public/Quasi Public	-
Agriculture	-	Agriculture	-
Vacant	9	Vacant	1
Street Right-of-Way	-	Street Right-of-Way	-
Total	141	Total	19

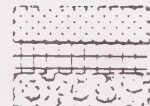


STUDY AREA 4



LAND USE CATEGORIES

Single Family
Multi-Family
Public/Quasi Public
Vacant

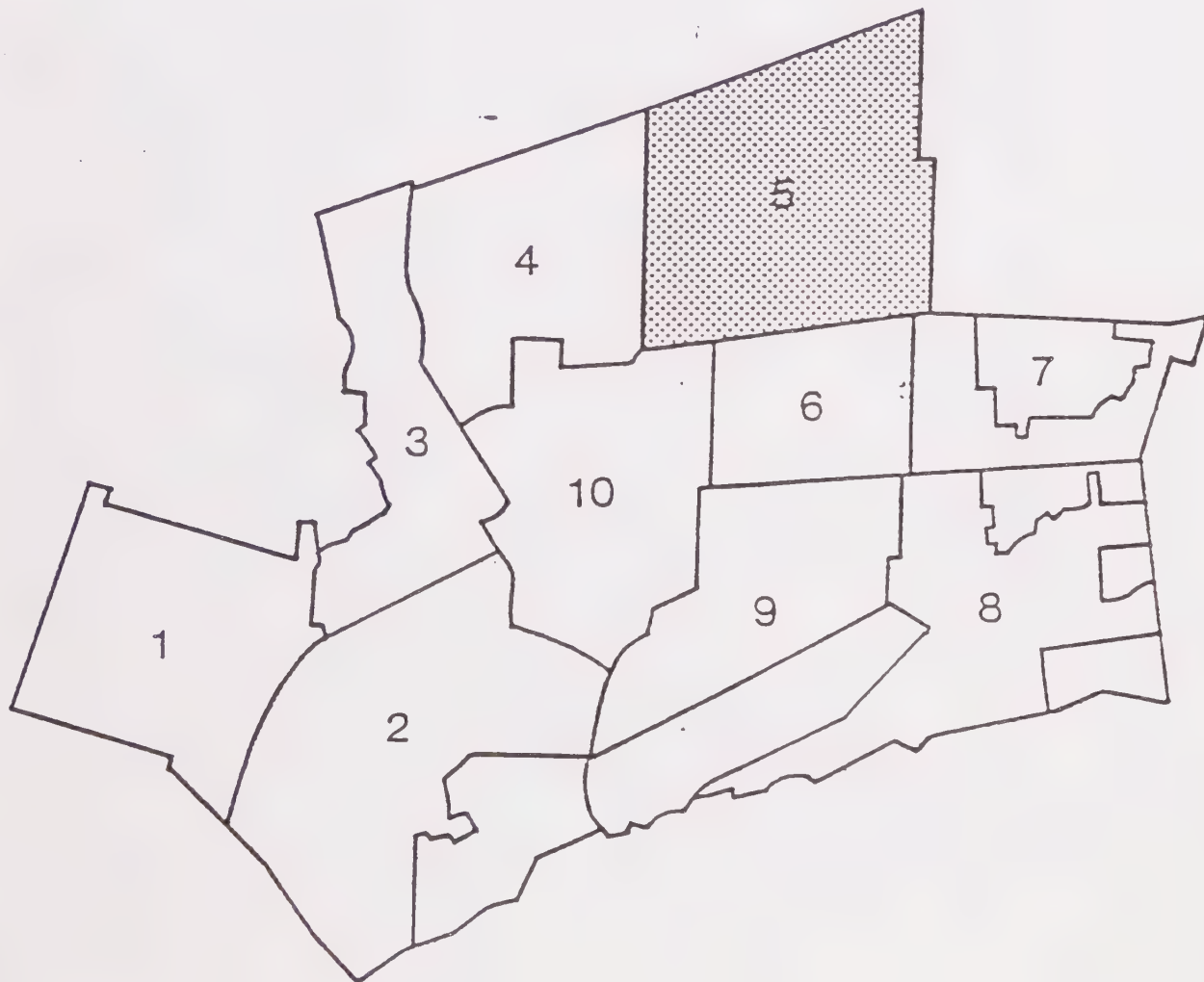


STUDY AREA 4

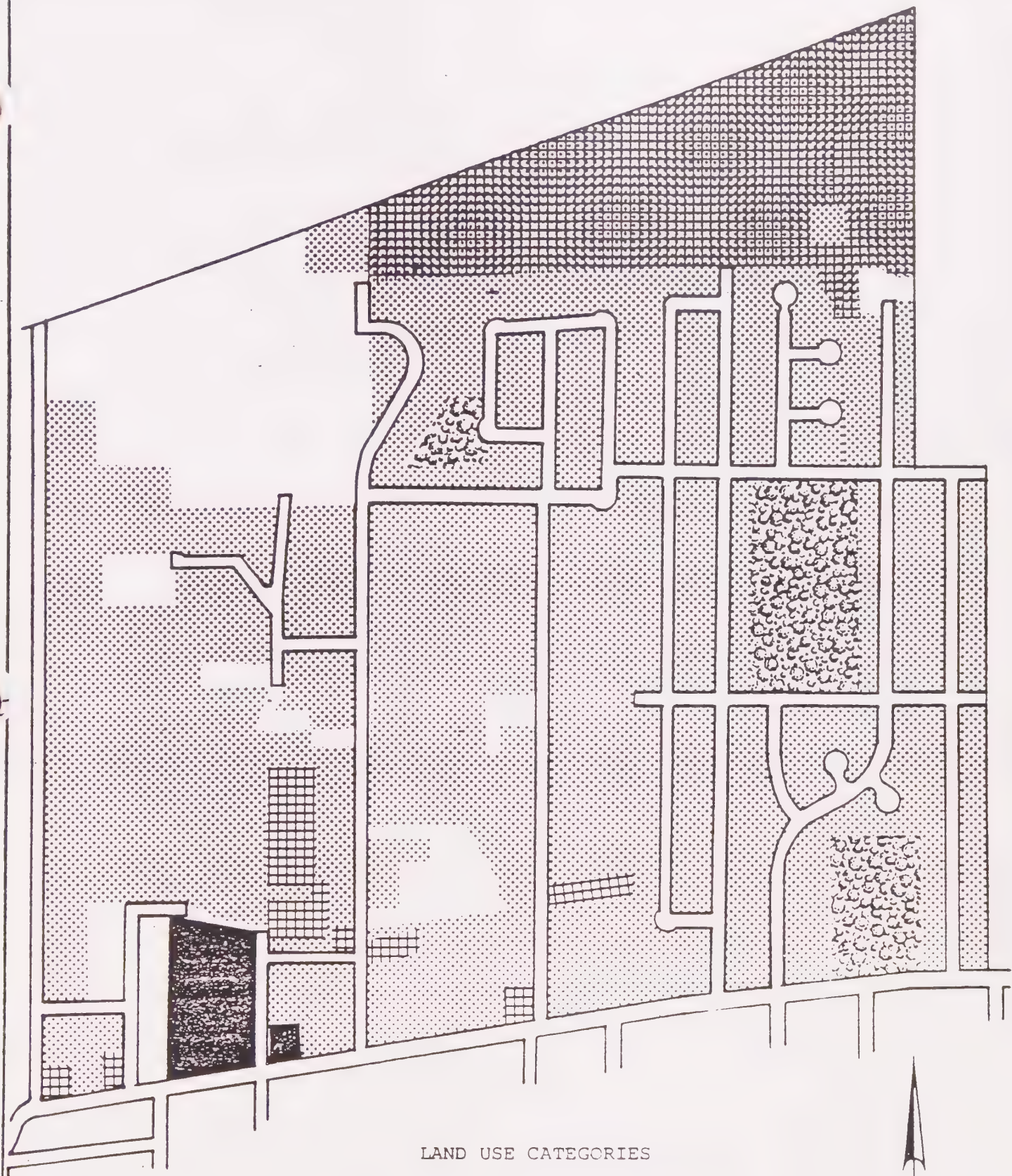
Area 4 is predominately residential in use having 115 acres in single family development and 24 acres in multi-family development. About one-third of the total 209 acres is presently vacant and unimproved. As in Area III the majority of land is zones R-0-1 (87%). R-0-4, R-1 and R-3 comprise the remaining zones within the study area. This study area is bounded by Foothill Rd. on the west; City limits on the north; Signal St. on the east and a combination of Grand, Canada, Raymond, Mallory Way, and Eucalyptus Streets on the south.

EXISTING LAND USE

CITY	ACREAGE	COUNTY	ACREAGE
Single Family	115	Single Family	-
Multi-Family	24	Multi-Family	-
Commercial	-	Commercial	-
Industrial	-	Industrial	-
Public/Quasi Public	1	Public/Quasi Public	-
Agriculture	-	Agriculture	-
Vacant	69	Vacant	-
Street Right-of-way	-	Street Right-of-way	-
Total	209	Total	0

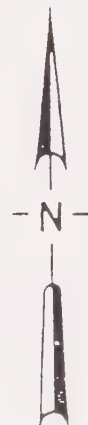
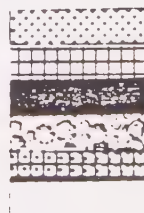


STUDY AREA 5



LAND USE CATEGORIES

Single Family
 Multi-Family
 Commercial
 Public/Quasi Public
 Agriculture
 Vacant



5

STUDY AREA 5

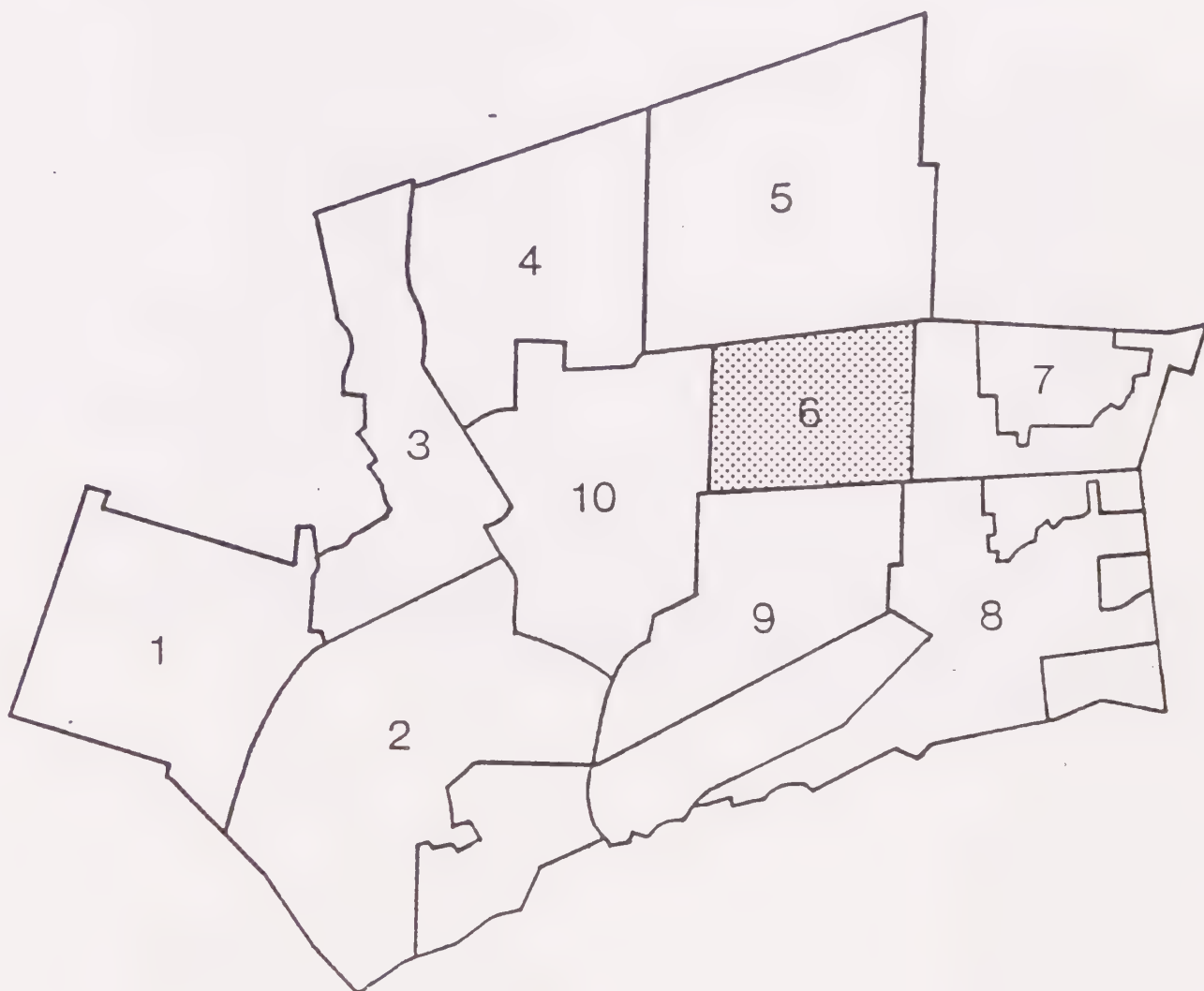
This area is the second largest area with a total of 306 acres. Signal Street is the western boundary with the City limits on the north and east and Grand Avenue on the south.

While all uses, except industrial, are located within this area, residential again is the major use with 205 acres and 67 percent of the total. Approximately 14% of the total is in Agricultural use with lessor amounts in vacant, public, and commercial use.

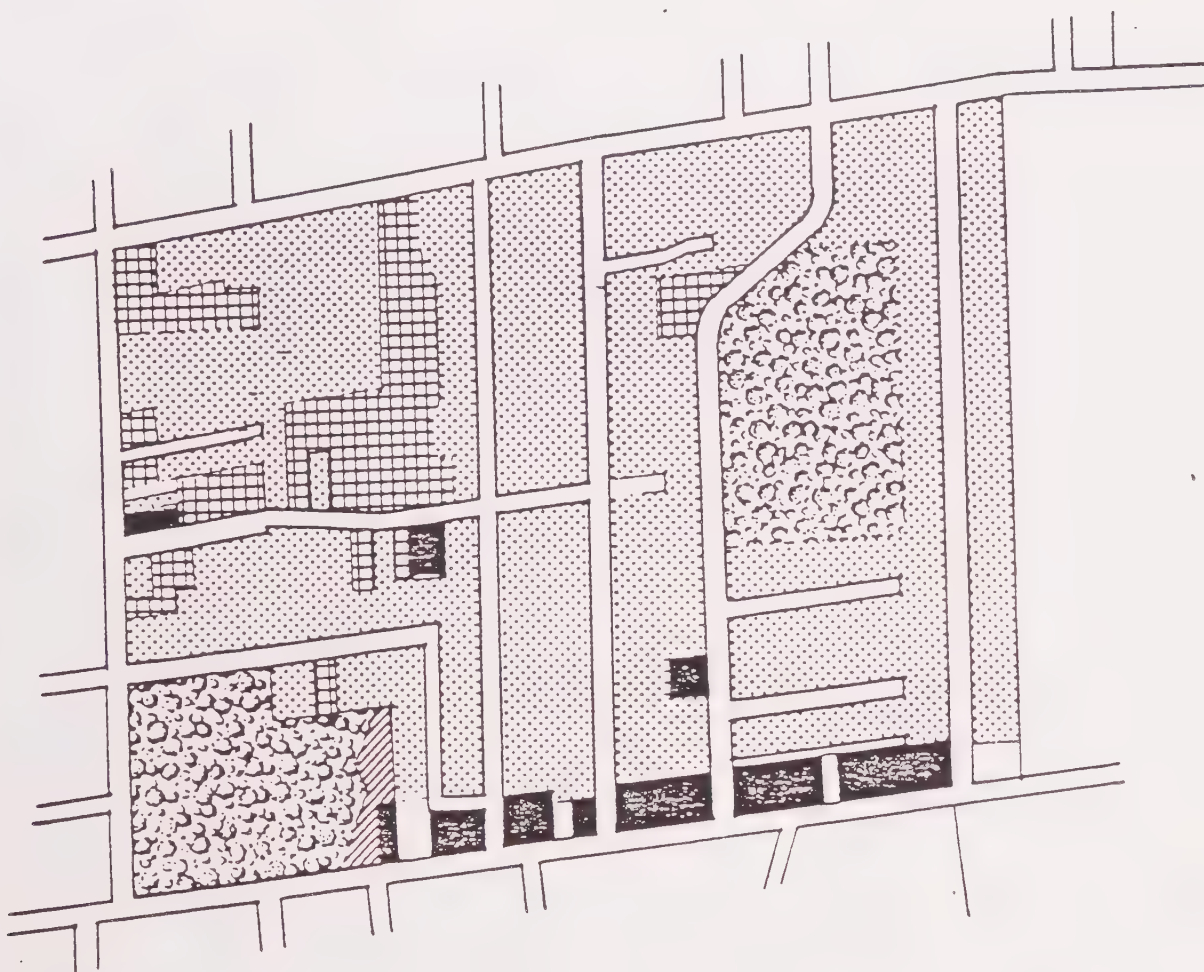
All zones within the area are residential with R-1 comprising the major zone (161 acres). R-0-1, R-0-1/2, R-0, R-2 and R-3 zones are present in minor amounts.

EXISTING LAND USE

CITY	ACREAGE	COUNTY	ACREAGE
Single Family	195	Single Family	-
Multi-Family	15	Multi-Family	-
Commercial	3	Commercial	-
Industrial	-	Industrial	-
Public/Quasi Public	16	Public/Quasi Public	-
Agriculture	42	Agriculture	-
Vacant	35	Vacant	-
Street Right-of-Way	-	Street Right-of-Way	-
Total	306	Total	0

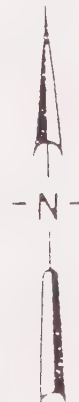


STUDY AREA



LAND USE CATEGORIES

Single Family
Multi-Family
Commercial
Industrial
Public/Quasi Public
Vacant

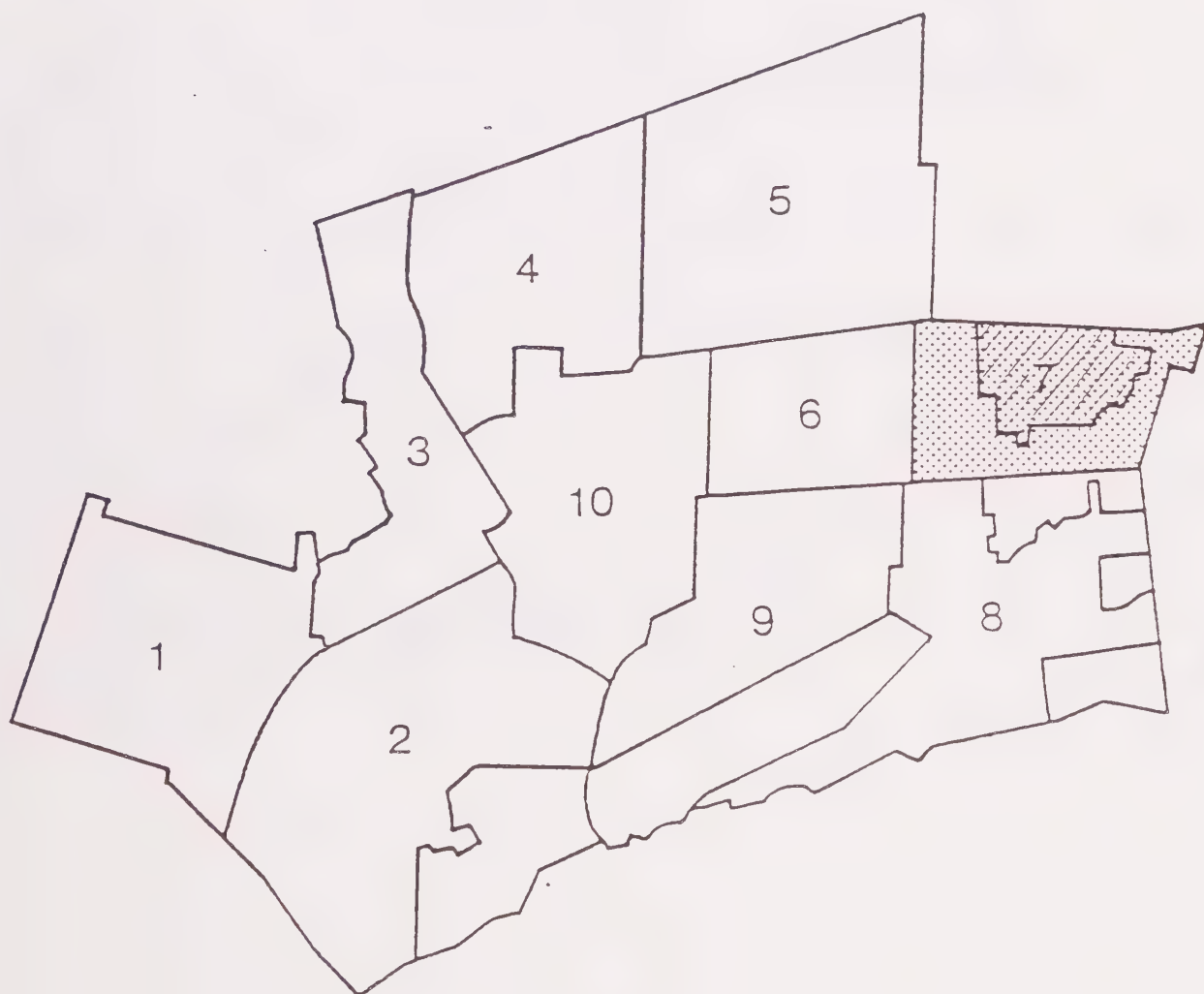


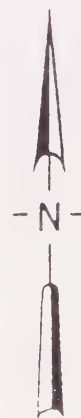
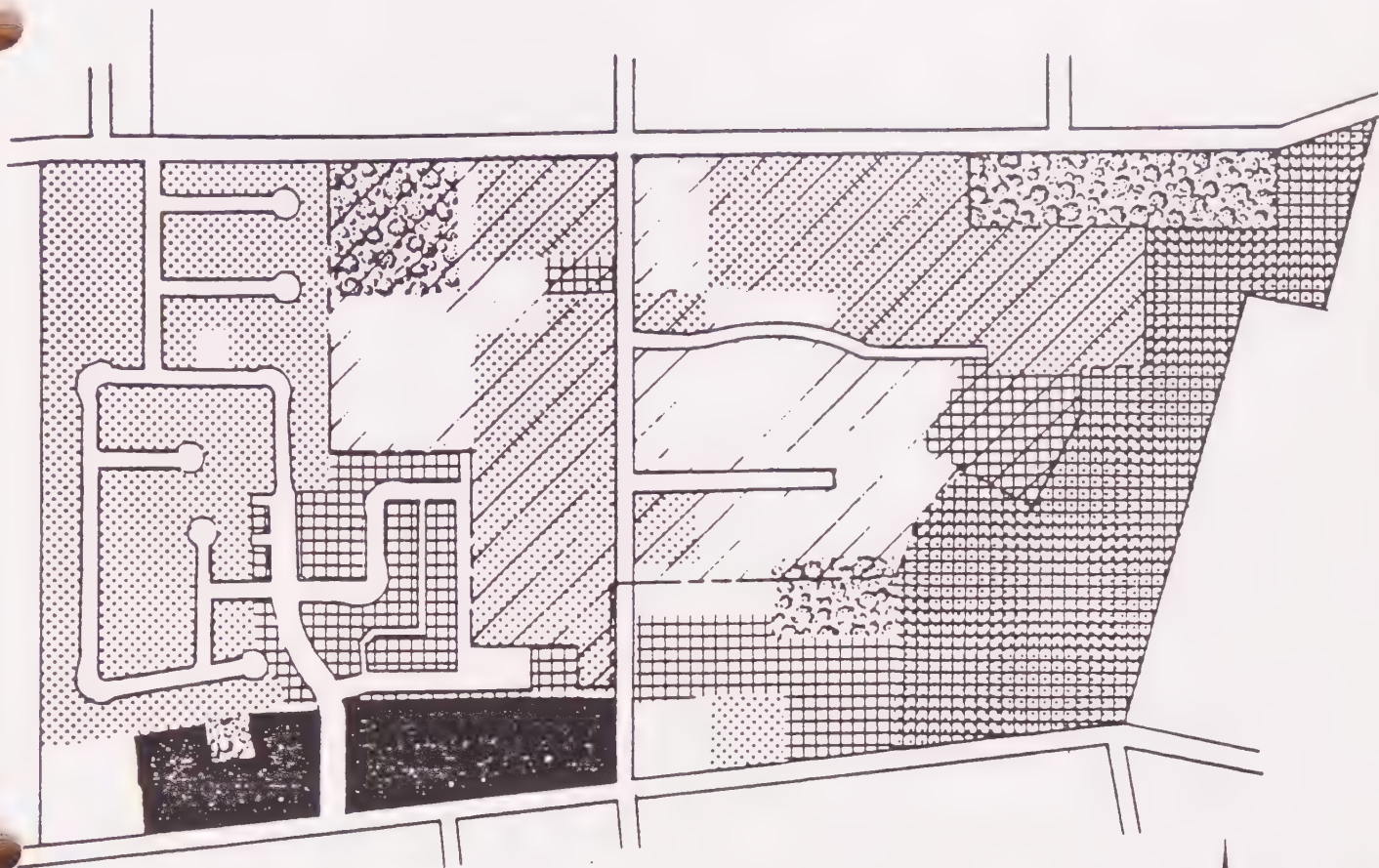
STUDY AREA 6

Montgomery, Grand, Allison Lane and Ojai Avenue are the boundaries for Area 6 which is the smallest area with a total 118 acres. A total of 89 acres or approximately 75 percent of the land is in residential use. Public/Quasi-Public uses account for 22 acres, with the remainder in Commercial and vacant uses. Seventy percent of the land is zoned R-1, while an additional 19 acres is zoned R-3 (Multi-family). The 17 acres of Commercial zone is divided equally between C-1 and V-C. (Village Center) zone.

EXISTING LAND USE

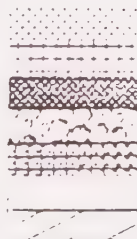
CITY	ACREAGE	COUNTY	ACREAGE
Single Family	75	Single Family	-
Multi-Family	14	Multi-Family	-
Commercial	5	Commercial	-
Industrial	-	Industrial	-
Public/Quasi Public	22	Public/Quasi Public	-
Agriculture	-	Agriculture	-
Vacant	2	Vacant	-
Street Right-of-Way	-	Street Right-of-Way	-
Total	118	Table	0





LAND-USE CATEGORIES

Single-Family
 Multi-Family
 Commercial
 Public/Quasi-Public
 Agriculture
 Vacant
 County



STUDY AREA 7

A total of 142 acres are in this study area with 84 acres or 59 percent located within the City. This area is bounded by Allison Lane on the west; Grand Avenue on the north; the existing City limits on the east and Ojai Avenue on the south.

Collectively, residential land use accounts for 73 acres, with vacant land (26 acres) and agriculture use providing the major use of the remaining land. Commercial and Public uses amount to 6 percent and 8 percent of the total respectively.

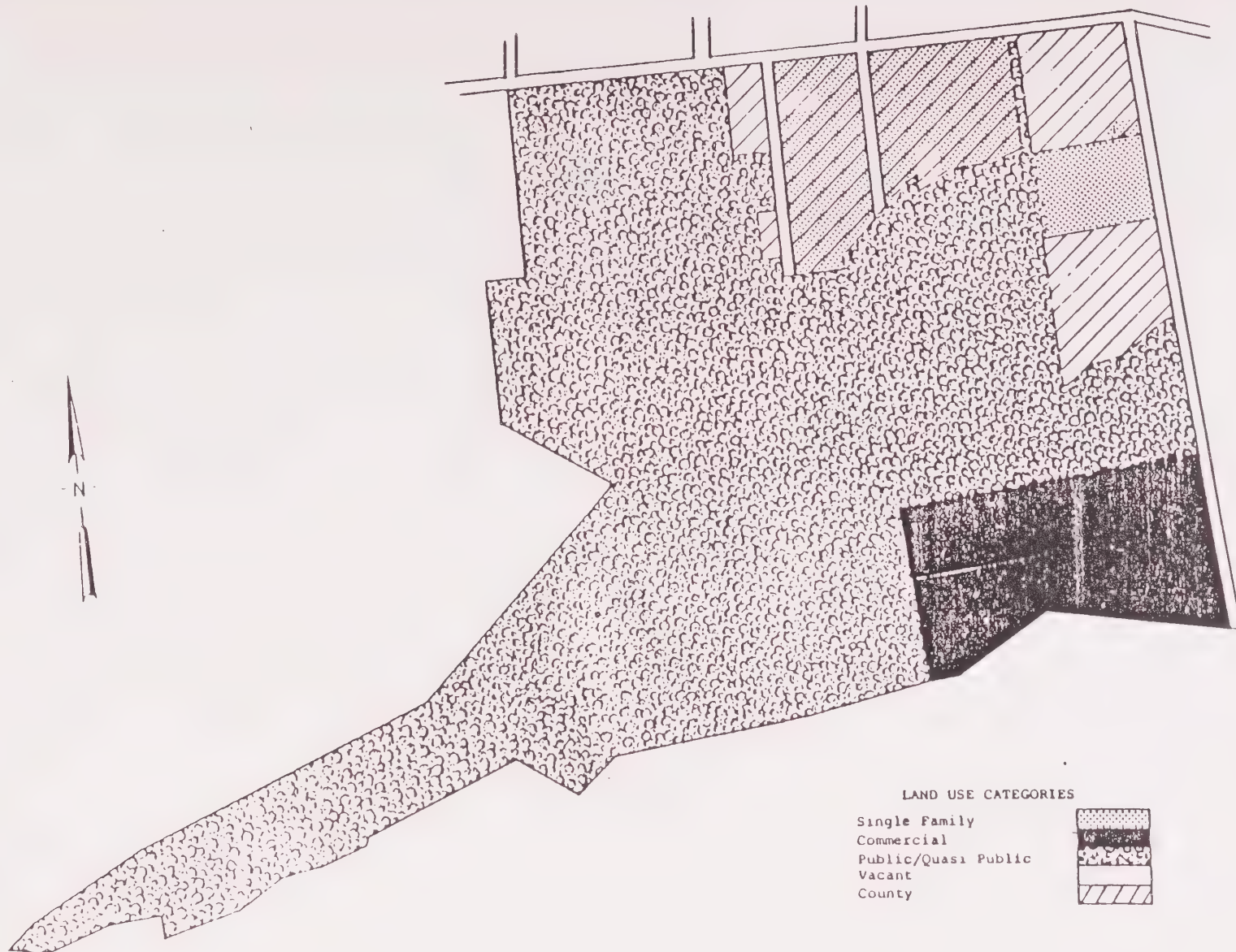
Residential zones account for the majority of zoning in the study area. While 12 acres are zoned B-P (Commercial), the City portion is primarily residential with R-0-1/2, R-0, R-1 and R-2 zones present. R-0-1/2 zone contains 32 acres with R-1 having 23 acres. The County zoning is primarily R-4 (35 acres) with the remaining land zoned R-A. (Rural Agriculture).

EXISTING LAND USE

CITY	ACREAGE	COUNTY	ACREAGE
Single Family	24	Single Family	29
Multi-Family	16	Multi-Family	4
Commercial	9	Commercial	-
Industrial	-	Industrial	-
Public/Quasi Public	7	Public/Quasi Public	4
Agriculture	23	Agriculture	-
Vacant	5	Vacant	21
Street Right-of-Way	-	Street Right-of-Way	-
Total	84	Total	53



STUDY AREA



LAND USE CATEGORIES

Single Family
Commercial
Public/Quasi Public
Vacant
County



STUDY AREA 8

This study area is dominated by Soule Park which is public use and located entirely within the City and accounts for 224 of the City's 231 acres in this area. The other seven acres is in residential use. The County's 74 acres is divided between residential, commercial, public and vacant uses.

The boundaries of this area are the present City limits and Soule Park on the south and west; Ojai Ave. on the north and Boardman Road on the east.

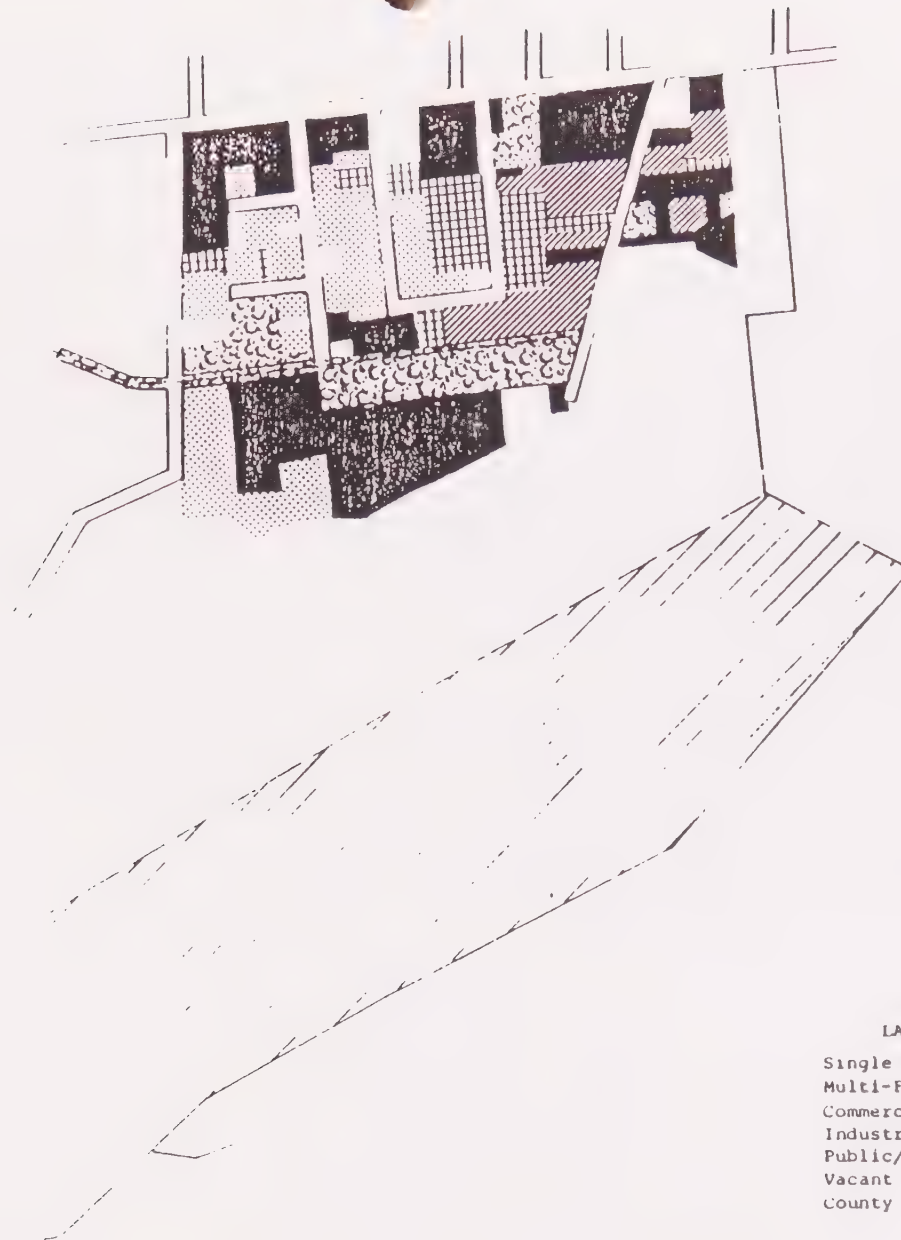
R-0-2 zone accounts for the residential use within the City, Soule Park, which does not have a zone, accounts for the remaining land in the City portion. County zones include R-E-1 (42 acres), R-E (24 acres) and R-3 with 8 acres.

EXISTING LAND USE

CITY	ACREAGE	COUNTY	ACREAGE
Single Family	7	Single Family	19
Multi-Family	-	Multi-Family	-
Commercial	-	Commercial	33
Industrial	-	Industrial	-
Public/Quasi Public	224	Public/Quasi Public	1
Agriculture	-	Agriculture	-
Vacant	-	Vacant	21
Street Right-of-Way	-	Street Right-of-Way	-
Total	231	Total	74



STUDY AREA 1



LAND USE CATEGORIES

Single Family
Multi-Family
Commercial
Industrial
Public/Quasi Public
Vacant
County



STUDY AREA 9

Creek Road & Montgomery Street provide the western boundary of this area with Ojai Avenue on the north; Soule Park and the City limits on the east and south. This area contains 273 acres (164 City - 109 County) and is dominated by vacant land. All 109 acres in the County are classified vacant with 111 acres of the City total as the same. The remaining uses are divided between residential, commercial and industrial.

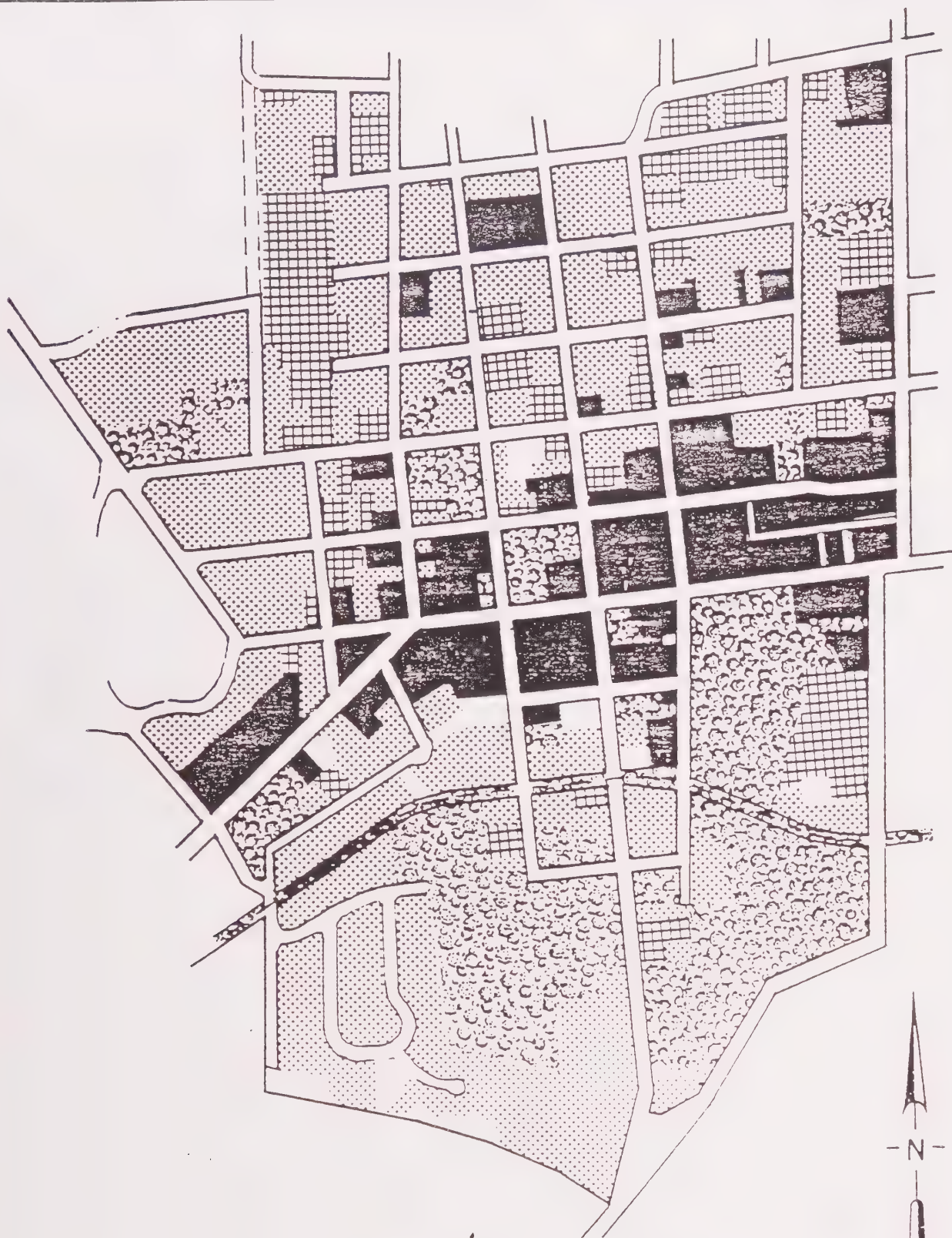
The primary zone is M-1 industrial with commercial zone next and residential zone to a lesser amount. Rural-Agriculture (R-A) accounts for all the county zoning in this study area.

EXISTING LAND USE

CITY	ACREAGE	COUNTY	ACREAGE
Single Family	16	Single Family	-
Multi-Family	5	Multi-Family	-
Commercial	14	Commercial	-
Industrial	17	Industrial	-
Public/Quasi Public	1	Public/Quasi Public	-
Agriculture	-	Agriculture	-
Vacant	111	Vacant	109
Street Right-of-Way	-	Street Right-of-Way	-
Total	164	Total	109

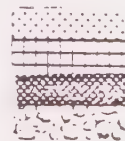


STUDY AREA 10



LAND USE CATEGORIES

Single Family
Multi-Family
Commercial
Public/Quasi Public
Vacant



10

STUDY AREA 10

This area represents the central core of the City and as such provides the most diversified range of uses. Every use except for agriculture and industrial, including residential, commercial, public and vacant, is located within the 190 total acres. The dominate use is residential, with public and commercial next in terms of land in use. Most of the Citys zones are shown in this area with R-3 and V-C as the major zones. Collectively, however, residential zones account for sixty percent of the total area.

Area 10 is generally bounded by San Antonio, Bristol, El Paseo, Foothill Road and Mallory Way on the west; Eucalyptus, Raymond, and Grand Avenue on the north and Montgomery St. on the east and south.

EXISTING LAND USE

CITY	ACREAGE	COUNTY	ACREAGE
Single Family	81	Single Family	-
Multi-Family	28	Multi-Family	-
Commercial	32	Commercial	-
Industrial	-	Industrial	-
Public/Quasi Public	45	Public/Quasi Public	-
Agriculture	-	Agriculture	-
Vacant	4	Vacant	-
Street Right-of-way	-	Street Right-of-way	-
Total	190	Total	0

PROPOSED LAND USE

Introduction

The Land Use Element of the General Plan identifies the several classifications of land within the City and County portions of the Plan. These are, in most cases, generalized and represent a predominant type of use within a somewhat flexible boundary.

The basis for all land use proposals was developed through a review of adopted goals; an analysis of existing characteristics and field inspections and the requirements established by the acceptance of Alternative III-A as the base of future growth for the City of Ojai. Throughout this review process, one theme constantly emerged as a prominent concern. This is, that the special quality of life that exists throughout the area be preserved and extended to encompass all of Ojai and its environs. A portion of the City of Ojai lies within a valley at 700 feet elevation. Through the windows of our community we look up to the "Sleeping Indian" and other mountains more than 6000 feet high. At times these mountains are majestically covered in a thin crystalline cloud (at sunset) that we call "The Pink Moment". Ojai, "The Nest", means a very special place to live, with streams, lakes, forests, pasture land with wild game such as fish, deer and bear. Ojai's rugged beauty that God and Mother Nature blessed has every type of terrain that our great country possesses. The protection of this special quality of life provides one of the fundamental criteria from which this Plan was prepared.

Summary of General Plan Proposals

1. Residential infilling of vacant areas in the City, in conformity with the surrounding character of development.
2. Provision of adequate housing for the elderly in the City of Ojai. The needed 100 units to be provided in the location designated for special housing and to be a separate allocation from the Plans projected population as recommended in the Housing Element.
3. Intergration of green, open-space into the urban areas of the City, including green belts, riding and hiking trails, etc.
4. Designation of agricultural areas within the City.
5. Annexation of portions of the unincorporated areas adjacent to the City, including an area south and east of Del Norte and Cuyama; lands south and on either side of Creek Road; the area south of Grand Avenue on either side of Gridley Road, and the portions south of Ojai Avenue and west of Boardman Road.
6. Reduction of land zoned industrially.
7. Designation of a minimum twenty acre area for a planned industrial park adjacent to the existing industrial area.
8. Redevelopment of the downtown area as prescribed in the Arcade Redevelopment Plan.

9. Development of a central park and recreation area, including Libbey Park, the City Yard and the City Hall and Smith-Hobson property as proposed in the Libbey Park Master Plan.
10. The elimination of certain unused zoning classifications (i.e., R-0-5, R-0-4, R-0-3, C-2 and M-1) and the recommendation to develop new zones to provide the basis for achieving the goals of the City.

Proposed Land Use Plan

The Planning Commission has recommended that, except for a few changes in land use and zoning, the City remain as shown on the existing land use and zoning maps.

In order to relate the adopted requirements of Alternative III-A to the future land use proposals of this Plan, an analysis of the remaining vacant land within the City of Ojai was prepared. Table 7 describes the total vacant land by existing zone classification.

Vacant single family zones amount to 195 acres and represents 9% of the total land within the City. Converting the acreage into dwelling units per the existing zone classifications a total of 422 units could be accommodated on the land.

The vacant multi-family zones account for only 25 acres, however, at the respective zone classifications this amounts to a potential of 327 units.

Alternative III-A would permit a population increase of approximately 800 persons by the year 2000. This figure, based on the current person per dwelling unit count, would permit approximately 300 single family and 55 multi-family dwelling units over the twenty-two year period.

The 422 single family dwelling units represent the development of current vacant and unimproved single family land and substantially exceeds the recommended increase of 300 single family units by the year 2000. Considering the retention of zoning, as indicated by the Commission recommendation, it becomes very clear that the adoption of the land use element must include the adoption of the "Building Permit Restriction Ordinance". Without this control, achieving the desirable growth for the City of approximately 800 persons by the year 2000, will be difficult.

Probably the more important area of concern is the multi-family zoned land. Potentially, the vacant multi-family zoned property would accommodate approximately 325 dwelling units. Considering the existing multi-family zoned property together with our pyramid zoning the potential for multi-family development within the City could exceed 2000 dwelling units. Staff recommended 55 dwelling units which relates to the ratio of single family to multi-family units in order to achieve the proposed.

With the previous data as a base the following describes the various land use categories. For detailed analysis of the proposed land use for the City of Ojai see table 8, page 7-7.

Agricultural Use

The General Plan proposes that the agricultural activities be encouraged to continue both as a source of economic substance to the Community and as a physical definition to the urban area of the City. Therefore 65 acres of land have been recommended by the Commission for inclusion in this category. (see Land Use Map).

This type of classification will permit, in addition to agricultural uses, those residential and industrial activities associated with farming, including housing at a density not to exceed 1 unit per 10 acres, the processing, packing and storing of produce raised on the site and such other uses that are pertinent to agriculture.

The General Plan recommends that the following criteria be used to determine minimum acreages needed to support viable agricultural operations within areas which fall under agricultural classification:

A. Structural Features*

1. Existing parcel size is 10 acres or more.
2. Parcel is determined to be agriculturally viable as a selfsufficient farm unit.
3. Parcel is not adjacent to Agriculture Preserve.
4. Contiguous parcels under one ownership total 10 acres or more.

*Either the first two or the last two, but not all four, are intended to act as recommendations for each parcel or set of parcels.

B. Physical Features

1. Plantable soil is present on at least 90% of parcel.
2. None of the following hazards are present on the parcel:
 - a. Poor soil classification of Class IV or below;
 - b. Erosion hazard;
 - c. Poor land stability;
 - d. Potential groundwater degradation;
 - e. Potential soil degradation, and
 - f. Surface drainage.

Residential Uses

The Plan recommends 253 acres of land to be designated as a very low density residential. (1 unit per 4 ac. to 1 unit per 2 ac.) This land is located throughout the City and County portion of the plan. Individual parcel sizes range from 6 ac. to 178 ac. The County land (42 ac.) is located along Boardman Road with the Barrett property having the majority with 33 acres. No other major changes have been considered for single family residential land use.

TABLE 7

TOTAL VACANT LAND

BY: EXISTING ZONE CLASSIFICATIONS

CITY OF OJAI

Classification	Zone	Acre	% of Total Vacant	% of Total Classi- fication	% of Total Land
Single Family:	R-0-1	73.09			
	R-0-1/2	76.64			
	R-0	9.92			
@ 10,000 sq. ' R-1		35.15			
Totals		194.80	53%	16%	9%
Multi-Family:	R-2	8.05			
	R-3-L	1.93			
	R-3	14.74			
Totals		24.72	7%	14%	1%
Commercial:	B-P	44.13			
	C-1	4.14			
	C-2	2.62			
	V-C	1.92			
Totals		52.81	14%	25%	3%
Industrial:	M-1	94.75			
Totals		94.75	26%	77%	4%
Total Vacant		367	100%	N/A	17%

COUNTY OF VENTURA

Classification	Zone	Acre	% of Total Vacant	% of Total Classi- fication	% of Total Land
Single Family:	R-A	114.14			
	R-E-1	28.30			
	R-0-1	1.00			
	R-0-1/2	.62			
	R-E	11.43			
Totals		155.49	91%	53%	44%
Multi-Family:	R-3	.60			
	R-4	14.69			
Totals		15.29	9%	35%	4%
Total Vacant		171	100%	N/A	48%

119 acres is set aside for multi-family use. The majority of this land, 94 acres, is designated medium-high density residential with a density range from 0 to 7½ dwelling units per acre. The majority of this use is located north of the central core of the City. The high density residential use is located in the same general area and accounts for the remaining 25 acres of this category.

Generally, the residential character of the City is still dominant. With a comparatively small amount of vacant residential land (10% of the total land) within the City, it is conceivable that total development of residential land could take place in a relatively short time. This of course depends on the method of distribution of building permits which is being considered at the time of this writing.

Commercial Uses

One of the basic goals of this Plan is to provide a balanced community in terms of residential, commercial and industrial uses. Since residential is still the most dominant use in the City, the Plan proposes to provide increase commercial and industrial uses.

The Plan proposes 431 acres of Commercial use. Approximately 280 of these acres are in the proposed Commercial-Recreation Zone. The 16 acres of C-2 zoned property is considered in the Commercial-Manufacturing proposal. Considering the above, approximately 100 acres or 5% of the total City is presently in general commercial use.

There are approximately 43 acres of vacant commercial land to be considered for future use. While this amount represents only 3% of the total land within the City, it is interesting to note that 83% of this total (44 acres) is classified in the B-P (Business and Professional) zone.

To maintain and improve the visual quality of all the community shopping areas, there should be strong design criteria established to encourage aesthetic features such as decorative walls, landscaping, lighting, etc. for all commercial development.

Industrial Uses

The current inventory of developed industrial land in the City amounts to less than one percent of the City's 2140 acres. Industry is concentrated along Bryant Street and Fulton Street.

The General Plan recommends, that in addition to infilling in the present industrial area, a twenty acre site be established at the end of Bryant Street to provide for the development of an industrial park. This area would be regulated under a manufacturing planned development zone. The 28 acres presently in industrial use would be changed from M-1 to C-M Commercial Manufacturing.

(Combination of existing C-2 & M-1 Zones). Also included in this category is the existing 16 acres of C-2 zoned property. A total of 69 acres of industrial land use is recommended by the plan.

Public/Quasi Public Uses

This portion of the plan relates to the uses that are public, i.e., parks, schools, libraries, government, etc., and quasi/public, i.e., churches, clubs, etc.

The Plan recommends that these uses be placed in a new public zone that would require Planning Commission and Council review and approval prior to development or re-use of existing development.

A substantial amount of land is within this particular use. Presently 397 acres or 19% of the total land is in use. The Plan proposes increasing the amount of acreage in this use by approximately 85 acres. This increase represents the approved trail system within the City. The increase would provide the City with 482 acres in public-quasi public use or 22.5% of the total land within the City of Ojai.

TABLE 8

GENERAL PLAN LAND USE EVALUATION
PROPOSED GENERAL PLAN/CURRENT CITY

LAND USE CATEGORY	PROPOSED GENERAL PLAN		CURRENT CITY	
	ACRES	PERCENT	ACRES	PERCENT
Agriculture	65	3.1	65	3.0
Residential*				
Very Low Density	253	11.8	7	0.3
Low Density	252	11.8	437	20.4
Medium Density	264	12.3	283	13.2
Medium High Density	94	4.4		
High Density	25	1.2	119	5.6
Special Housing	5	0.2	N.A.	N.A.
Total	893	41.7	846	39.5
Commercial	431	20.1	288	13.5
Industrial	69	3.2	17	0.7
Public-Quasi				
Public	482	22.5	397	18.6
Vacant	0	0	367	17.2
Circulation	200	9.4	160	7.5
Total	2,140	100.0	2,140	100.0

Total Gross Acres

(Current)	2,140	100	2,140	100
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Annexation Areas

Very low density	130	N/A	N/A	N/A
Low Density	227	N/A	N/A	N/A

Total Gross Acres

w/Annexation	2,497	N.A.	N.A.	N.A.
--------------	-------	------	------	------

*Residential density classifications in dwelling units (D.U.) per acre are as follows:

<u>Residential Classification</u>	<u>Proposed General Plan</u>	<u>Current Plan</u>
Very Low Density	0-1/2 DU/AC	N.A.
Low Density	1-2 DU/AC	0-2 DU/AC
Medium Density	3-4 DU/AC	3-4 DU/AC
Medium High Density	0-7 1/2 DU/AC	N.A.
High Density	0-15 DU/AC	0-15 DU/AC
Special Housing	0-40 DU/AC	N.A.

IMPLEMENTATION

Introduction

The General Plan for Ojai will not be productive without strategies for its implementation. Within this section, various methods and techniques designed for this purpose are described. They have been kept at a general level because of their universal applicability within the plan and because they are meant only as a listing of available tools. Various strategies can be formed from utilization of these techniques as they are, or through combinations or variations of them. The implementation of the General Plan depends upon these strategies.

A growth Management and Control Ordinance is being drafted at this time. Additional tools to implement various elements of the General Plan will follow, as for instance Hillside and Floodplane Construction Ordinances. All such methods will be used in tandem with each other and zoning for comprehensive planning and a clear understanding of development potentials.

Adoption of Plans and Policies

The initial step is the official adoption of the General Plan by the Planning Commission and City Council. By this action the bodies will declare this plan to be their policy for the future and thus provide guidelines to the operating departments of City Government, as well as to the private sector of the Community. Therefore, the adoption of the General Plan by the Commission and Council as set forth in Title 7, Division 1, of the Conservation and Planning Act is the most effective initial action in putting this program and the others based on it into operation

Zoning

oning is one of the more important planning tools available for implementing a general plan. The City is already divided into land use zones and the regulations of each zone are set forth in the Zoning Ordinance. The regulations apply uniformly throughout the areas included within each zone.

In many cases, plan implementation will require some changes of zoning. This can be initiated by the City Council, the Planning Commission, or by the owner or lessee of property in the area proposed for change. These changes should be part of the total planning for areas as they are required, and where they are consistent with the various elements of the General Plan. Planned unit development techniques should be encouraged.

Capital Improvement Programming

The City carries out numerous Capital Improvement Programs each year. Capital Improvement Programming affords an opportunity to evaluate the comparative importance and advantages of various projects and to schedule them over an extended period of time. Considerable planning is also necessary to insure coordination among the various projects.

The location and nature of public improvements such as streets, public buildings, etc. are a major factor in environmental quality. Expenditures for these public improvements should be allocated in accordance with a planned program which balances needs and priorities against available resources and in accordance with the provisions of the General Plan.

Capital Improvement Planning should not be limited to only those things which require funds from the City Budget, since significant programs carried out by other public agencies can have a great effect on the timing, financing and location of City projects.

Timing and Sequence

This method is a means of slowing uncontrolled community growth falling between no-growth and growth at all cost policies. It involves timing and sequential controls in zoning which may restrict the use of land because of a lack of adequate municipal facilities to properly serve the capital needs and services functions of the area, so long as the community is committed to a long term process of comprehensive planning and capital improvement budgeting which would at the end of the period assure that complete municipal facilities would be available.

Utilizing this methodology allows retention of municipal control over the character of development, maintenance of a desirable degree of balance among various uses of land, achievement of greater detail and specificity in development regulation and maintenance of a high quality of community services and facilities.

The use of these controls offers one way of avoiding either of the polar positions: No growth or unrestricted growth, since if properly used, they impose only a temporary burden on the developer through a delay rather than prohibition on growth, while allowing local government time to cope with the additional requirements for municipal services generated by growth.

Community Design and Architectural Review

Design and architectural review is a means by which a community can assure itself of development in harmony with the character and quality of its environment. The review assures conformance of all proposed developments, public and private, with certain design considerations set up and administered by the community.

Through this process, the City accepts the responsibility for attaining and preserving the most desirable characteristics of the community's physical environment. Through it, too, the growth and change of the community can be reflected in a harmonious physical environment.

Subdivision Regulations

Subdivision Regulations, as defined in the Subdivision Map Act, are laws governing the division of land into building sites. This is done by requiring submission to the Planning Agency of a map, conforming to standards adopted by the Community. This procedure would prohibit division or lease of any parcel of land without the approval of the Planning Commission or City Council.

Enforcement of the Subdivision Regulations assures that the ultimate user will find adequate streets and access, adequate public facilities, and a sound relationship between his property and other properties. The minimum area and dimensions of property are set forth in the Zoning Ordinance. The Subdivision and Zoning Regulations should be designed to allow for innovative techniques in residential development as discussed in the Residential Element of the General Plan.

Urban Renewal

Urban renewal is a broad and inclusive program possible under State, as well as Federal Law. It also can involve the City in programs dealing with the rehabilitation of areas in early stages of deterioration through code enforcement programs administered by the Department of Building.

These programs can be used to deal with a variety of problems such as substandard housing and incompatible land uses. At the same time they can, through the financial assistance provided, encourage reconstruction which will generate additional taxes and encourage new private development in and around a project area. Where used appropriately, urban renewal can also be an important implementation tool, since all redevelopment projects must conform to the City's General Plan.

Management of Public Property

The evaluation and recommendations on coordination by the Planning Commission of appropriate location, character and timing of construction of public facilities and utilities can be helpful to achieve maximum environmental quality. The maintenance of the quality of a residential area can be greatly affected by the timely provision of public facility and utility developments.

The municipal government is thus in a position to influence the physical development of an area through its provision and management of public property and services. The uses to which public lands are devoted and the nature and quality of improvements thereon can serve either to stimulate or to depress the interest and efforts of homeowners to care for their private property.

Program Tools Available to Aid Implementation

A method available to aid the City comes from the Housing and Community Development Act of 1974. The basic purposes of this legislation are to establish a program of community development block grants and to amend and extend laws relating to housing and urban development. The various titles deal with Community Development, Assisted Housing, Mortgage Credit Assistance, Comprehensive Planning, Rural Housing, Mobile Home Construction Standards, Consumer Home Mortgage Assistance and several miscellaneous items.

In order to become eligible for a grant, a Housing Plan must be prepared and submitted to H. U. D. Consistency between facts and data about the locality and the Plan activities must be established before approval for a grant occurs. The block grants require no local matching funds.

ENVIRONMENTAL IMPACT REPORT

ON

PROPOSED REVISION

to the

LAND USE ELEMENT

of the

CITY OF OJAI'S GENERAL PLAN

VOLUME I

Prepared for the City of Ojai

By

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TABLE OF CONTENTS

	<u>PAGE</u>
LIST OF TABLES AND FIGURES	
I. INTRODUCTION	i
II. PROJECT DESCRIPTION	1
III. ENVIRONMENTAL SETTING AND IMPACTS OF THE PROPOSED PROJECT	7
A. Introduction	7
B. Land Use	7
C. Population	10
D. Housing	12
E. Transportation	15
OTHER CEQA CONCERNS	21
ALTERNATIVES	22
SOURCES AND REFERENCES	25
APPENDICES	26

LIST OF TABLES AND FIGURES

	<u>PAGE</u>
the of Table 1, General Plan Land Use Evaluation	8
Table 2, Population Patterns	10
Table 3, Existing/Proposed Housing Conditions	13
Table 4, Growth Management Plan	13
Figure 1, Regional Map	ii
Figure 2, Existing Land Use Map	3
Figure 3, Proposed Land Use Map	4
Figure 4, Ojai Valley Capacity Constrained Roadways	16
Figure 5, City of Ojai Transportation Concerns	18

I. INTRODUCTION

PURPOSE OF THIS REPORT

Environmental Impact Reports (EIRs) are required under the California Environmental Quality Act (CEQA) when projects such as the Ojai General Plan Land Use Element Revision are expected to have potentially significant effects on the environment. The EIR is designed to help identify potentially hazardous conditions affecting or generated by land use changes and to point out ways to minimize or mitigate related adverse environmental impacts.

To gain the most value from this report, certain key points should be kept in mind:

- This report should be used as a tool to give the reader an overview of the possible ramifications of a proposed project. It is designed to be an 'Early Warning System' with regard to potential environmental impacts and subsequent effects on the local community's natural and social resources.
- A specific environmental impact is not necessarily irreversible or permanent. Most impacts, particularly in urban, more developed areas, can be wholly or partially mitigated by incorporating changes recommended in this report during the planning and implementation phases of the process.
- This report, while a summary of facts, reflects the professional judgment of the author. To gain the most from this collection of information, each reader will have to individually weigh the facts it reports.

SCOPE OF THIS EIR

The scope of this report has been limited through the process of the Initial Study administered by the City of Ojai, acting as the Lead Agency. As provided for by CEQA, the EIR has been focused on four pertinent issues, mainly Land Use, Population, Housing, and Transportation. Other environmental concerns have not been given in-depth analysis for several reasons: the preliminary environmental review process determined that the impact of the Land Use Element Revision on subject areas such as Geology, Flooding, and other bio-physical factors would not be significant; and, the direct effects of land use policy changes on certain environmental¹ resources were found to be too speculative in nature to be of use to decision-makers and the general public.

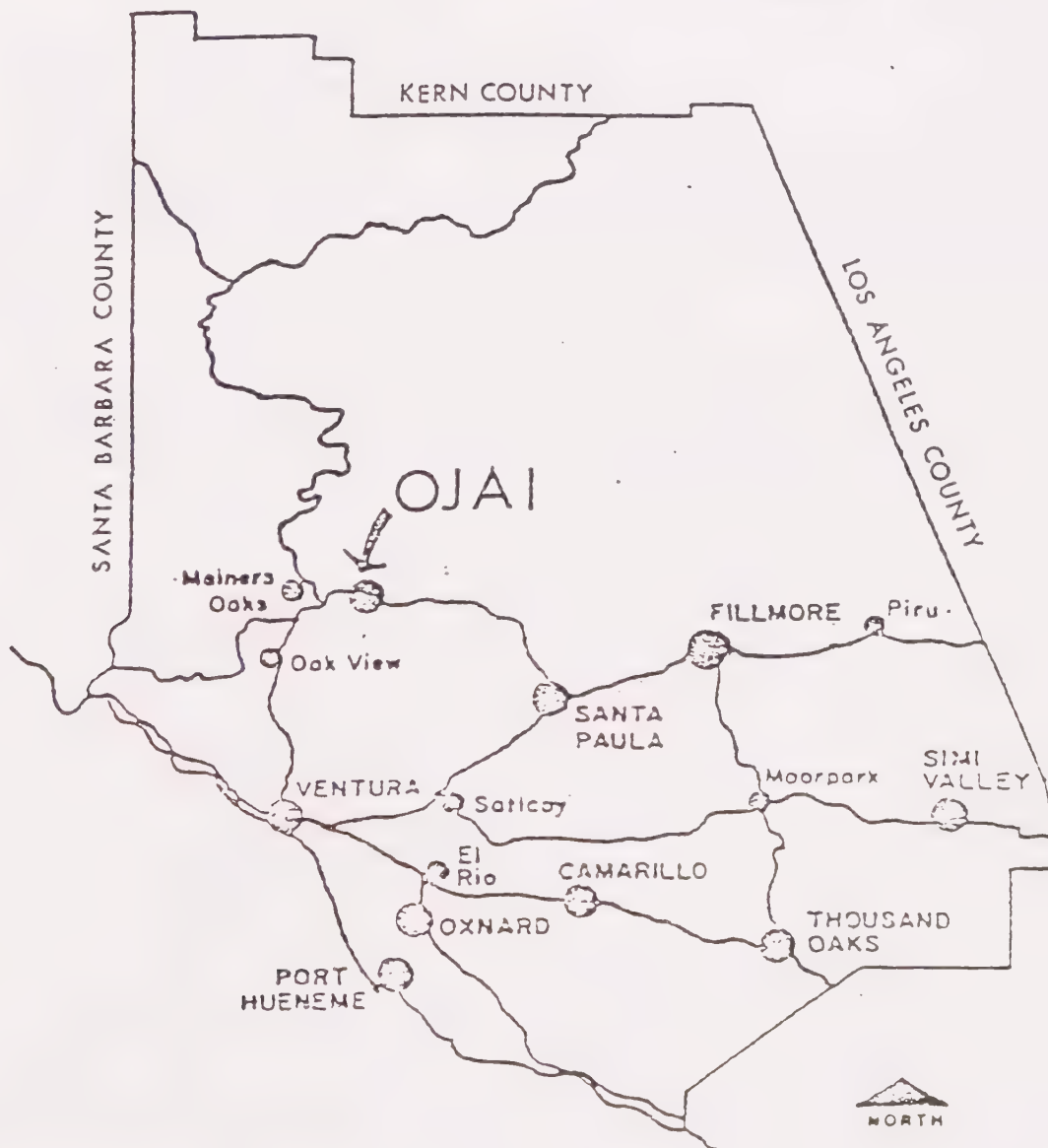
There are also social and economic issues which arise from the revision of the Land Use Element of the General Plan. While they may warrant detailed review and consideration in the decision-making process, an analysis of the social and economic effects of the "project" is beyond the purview of the environmental review process per se.

¹ (CEQA 15026) - Environment is defined to be the physical conditions which exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, objects of historic or aesthetic significance.

REPORT FORMAT

This EIR has been prepared to be a concise description of the proposed changes to the Land Use Map of the General Plan and its direct and indirect environmental effects. Since the City of Ojai has prepared a Master Environmental Assessment of City-wide conditions, the boiler-plate which would normally comprise the Environmental Setting has been omitted in favor of summary and incorporation by reference. This procedure has been encouraged by State and Local EIR Guidelines and is used where appropriate. Since substantial data collection and analysis has been the basis for the revision and has been included in the text of the Land Use Element of the General Plan, this material has also been incorporated by reference when applicable. To get the most benefit from this EIR, the reader should consult the Master Environmental Assessment, the Ventura County Regional Land Use Program, and Proposed General Plan while reviewing this report.

FIGURE 1



II. PROJECT DESCRIPTION

A. PROJECT LOCATION

The City of Ojai is located in the southern half of Ventura County, 15 miles inland from the Pacific Ocean and directly north of the City of San Buenaventura, the County seat.

The Ojai Valley is bounded on the north by the Santa Ynez Mountains and the Los Padres National Forest, and by Sulphur Mountain to the south. Access to the valley is from the Santa Paula Road (Highway #150) from the east and the Ventura River Valley from the south, the Maricopa Highway (#33) from the north and Casitas Pass Road (Highway #150) from the west.

B. GENERAL DESCRIPTION

The rationale for proposing an amended Land Use Element are highlighted below:

- To remedy deficiencies in the existing General Plan due to the evolutionary nature of planning processes;
- To serve as a current, overall guide to making rational day to day land use decisions;
- To improve the bond between citizens and their local government by displaying the government's intentions for review and input by citizens;
- To provide an up-to-date basis for optimum development of the City's environmental resources;
- To provide a more realistic community balance of the City's varied land uses;
- To provide a current, updated planning tool which exhibits the City's current philosophies of planning;
- To coordinate efficient implementation of the Plan by various City agencies;
- To meet the requirements of State and Federal governments; and finally,
- To provide assurance to property owners that the plan is a firm commitment to land use and zoning which is not subject to capricious and sudden change.

Objectives of the Proposed General Plan

The main objectives of the proposed Land Use Element Revision are as follows:

- To achieve the objectives of the City of Ojai in the attainment of a more comprehensive plan which will combine the various planning processes and accommodate the special needs of the City.

- To limit the City's growth to reflect economic and environmental constraints present within the City.
- To meet requirements mandated by the State Planning and Zoning Law.
- To establish a program which organizes and satisfies requirements put forth by the varied planning processes:
 - General Planning as required by Title 7, Chapter 3, Article 5, section 65302;
 - Annual capital improvement project programs (e.g., streets, sewers, etc.);
 - Federal government provisions of Housing and Community Development Act of 1974 (Block Grant);
 - Regional plans for area-wide planning programs (e.g., Regional Land Use Program and Southern California Association of Government);
 - Special district development plans.

Summary of the Proposed General Plan

The existing general plan, adopted September 12, 1963, in a state of change since 1976, has recently begun another transformation into the proposed General Plan Revision. There are three main categories into which the proposed General Plan can be grouped; Bio-Physical, Land Use, and Public Services. The following is a summary of these major revisions between the existing general plan and that which is proposed.

1. Bio-Physical:

The main area of concern in relation to proposed Bio-Physical changes within the City deal with water supplies, water quality and air quality. The proposed General Plan calls for:

- Adequate water supplies for all City residents.
- Water quality shall be upgraded where necessary within the City to comply with the Clean Water Act of 1977.
- Air quality levels are to meet or surpass State and Federal primary and secondary standards to comply with the Clean Air Act of 1977.
- Natural hazards and natural resource areas are to be maintained as open space lands.

2. Land Use:

The majority of the proposed General Plan changes are centered on land use alterations. The issue around which most of the land use changes revolve is the limiting of Ojai's population to approximately 6,913 persons through the year 2000. The subsequent changes which are needed to limit the population and balance the community's land uses are:

- Increase the potential for commercial and industrial use.
- Increase the potential for public and quasi public lands.

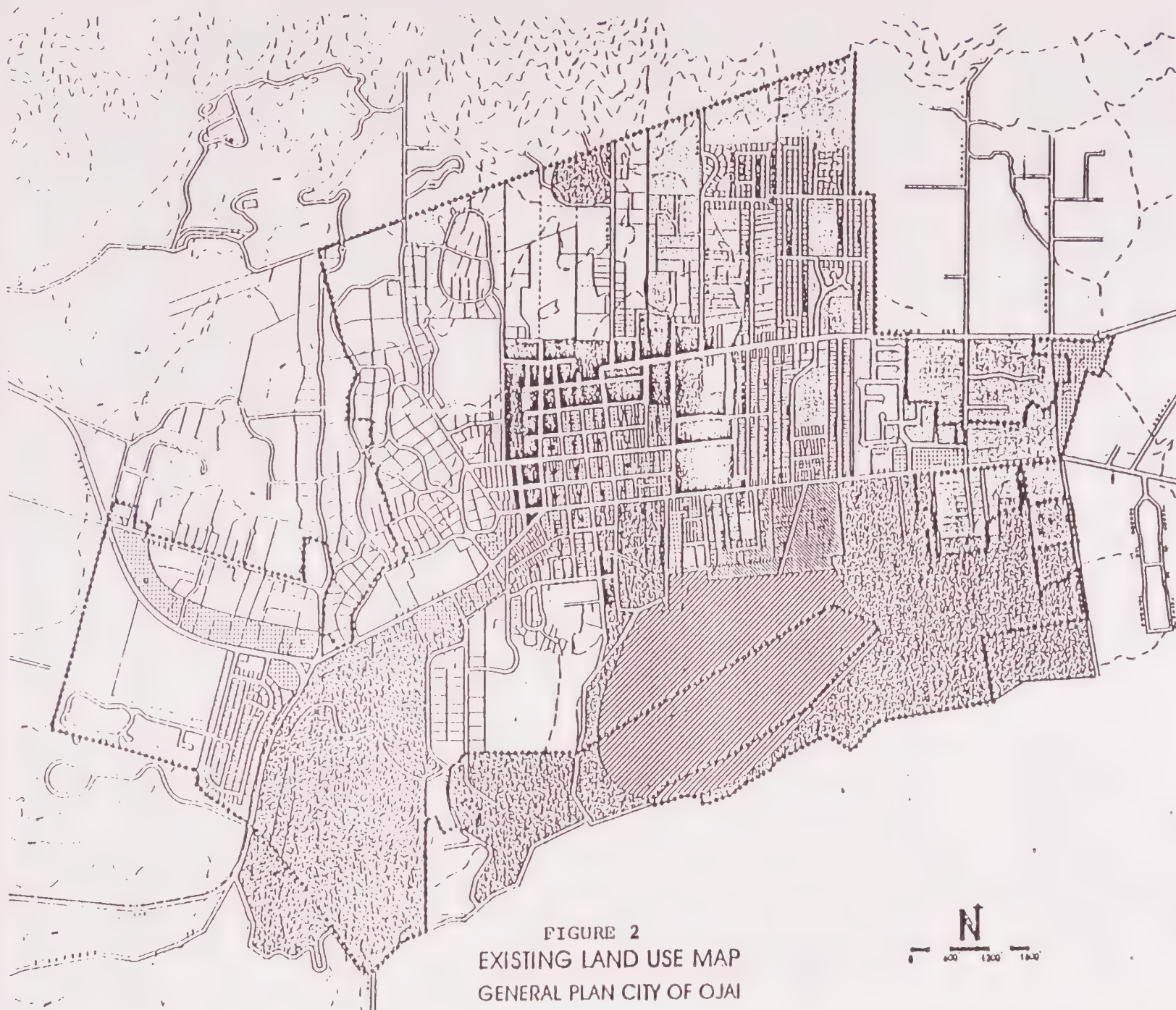


FIGURE 2
EXISTING LAND USE MAP
GENERAL PLAN CITY OF OJAI

LEGEND

- RESIDENTIAL
 - Low
 - Medium
 - High
 - Rural Residential and Tree Crops
- COMMERCIAL
 - Rural and Service Commercial
 - Town Commercial
- INDUSTRIAL
 - Industry (Service)
 - Industry (Research and Development)
- PUBLIC AND SEMI-PUBLIC
- City Limits

SOURCE: CITY OF OJAI General Plan 1973

Prepared for
City of Ojai
by
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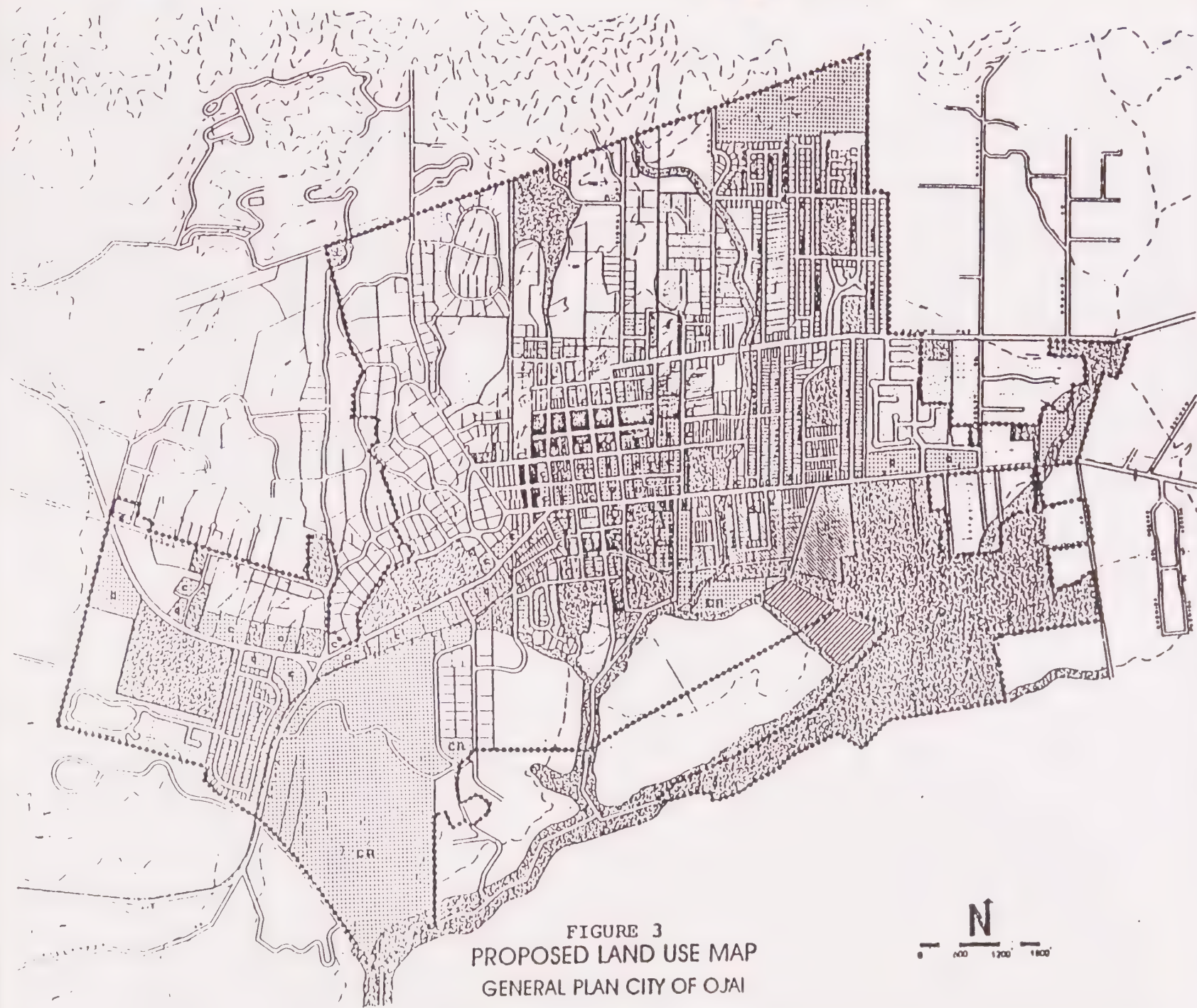















FIGURE 3
PROPOSED LAND USE MAP
GENERAL PLAN CITY OF OJAI



LEGEND

-  AGRICULTURE
-  RESIDENTIAL
Very Low (0.4 DU/Ac)
-  Low (1.2 DU/Ac)
-  Medium (3.4 DU/Ac)
-  Medium High (0.75 DU/Ac)
-  High (0.15 DU/Ac)
-  Special Housing (0.40 DU/Ac)
-  COMMERCIAL
Commercial
-  Commercial Recreational
-  INDUSTRIAL
Commercial Manufacturing
-  Manufacturing Planned Development
-  PUBLIC/QUASI PUBLIC
-  City Limits

SOURCE: CITY OF OJAI
Planning and Building Dept. 1979

Prepared for
City of Ojai
By
SOUTHWEST Planning and Consulting Corp.
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- Increase designation for very low density residential lands.
- Decrease designation for high density residential lands.
- Increase allotment for special housing (senior housing and housing for young adults).
- Agricultural activities should be encouraged to continue and expand in the areas to the north and east of the City.
- Annexation of portions of unincorporated areas of the County adjacent to the City.
- Redevelopment of the Downtown area as prescribed in the Arcade — Redevelopment Plan.

3. Public Services:

This last category of general plan proposal changes deal primarily with public services extensions:

- Provisions are to be made for bicycle, equestrian and hiking trails.
- Development of a Central Park and Recreation area as proposed in the Libby Park Master Plan.
- Improvements are to be made for Highways 33, 150 and other capacity constrained roadways within the City's area of influence.
- The overcrowding of schools is to be minimized.

With the proposed changes enumerated above, the General Plan will reflect the current long-term desires and philosophies of the City of Ojai.

Implementation

Introduction

The General Plan for Ojai would not be productive without strategies for its implementation. Within this section, various methods and techniques designed for this purpose are described. They have been kept at a general level because of their universal applicability within the plan and because they are meant only as a listing of available tools. Various strategies can be formed from utilization of these techniques as they are, or through combinations or variations of them. The implementation of the General Plan depends upon these strategies.

A Growth Management and Control Ordinance has recently been drafted and adopted by the City of Ojai.² Additional tools to implement various elements of the General Plan will follow (e.g., Hillside and Flood Plain Construction Ordinances). All such methods will be used in tandem with each other in conjunction with zoning requirements to provide for comprehensive planning and a clear understanding of development potentials.

²City of Ojai Growth Management and Control Ordinance, number 571, adopted March 27, 1979.

Zoning

Zoning is one of the more important planning tools available for implementing a general plan. In many cases, plan implementation will require some changes of zoning. This can be initiated by the City Council, the Planning Commission, or by the owner or lessee of property in the area proposed for change. These changes should be part of the total planning for areas as they are required, and where they are consistent with the various elements of the General Plan. Planned unit development techniques should be encouraged.

Capital Improvement Programming

The City carries out numerous Capital Improvement Programs each year. Capital Improvement Programming affords an opportunity to evaluate the comparative importance and advantages of various projects and to schedule them over an extended period of time. Considerable planning is also necessary to insure coordination among the various projects.

The location and nature of public improvements such as streets, public buildings, etc. are a major factor in environmental quality. Expenditures for these public improvements should be allocated in accordance with a planned program which balances needs and priorities against available resources and in accordance with the provisions of the General Plan.

Capital Improvement Planning should not be limited to only those things which require funds from the City budget, since significant programs carried out by other public agencies can have a great effect on the timing, financing and location of the City projects.

Timing and Sequence

This method is a means of slowing uncontrolled community growth falling between no-growth and growth at all cost policies. It involves timing and sequential controls in zoning which may restrict the use of land because of a lack of adequate municipal facilities to properly serve the capital needs and service functions of the area.

Utilizing this methodology allows retention of municipal control over the character of development, maintenance of a desirable degree of balance among various uses of land, achievement of greater detail and specificity in development regulation and maintenance of a high quality of community services and facilities.

The use of these controls offer one way of avoiding either of the polar positions: No growth or unrestricted growth, since if properly used, they impose only a temporary burden on the developer through a delay rather than prohibition on growth, while allowing local government time to cope with the additional requirements for municipal services generated by growth.

The adoption of the Growth Management and Control Ordinance will assist in the guidance of growth in the City of Ojai. It is designed to establish control over quality, distribution and rate of growth in the City. The plan revolves around an annual development allotment limited to .5944% of the base population of 6,117 for the next 21 years resulting in a total population of approximately 6,931 in the year 2000.

III. ENVIRONMENTAL SETTING AND IMPACTS OF THE PROPOSED PROJECT

A. INTRODUCTION

The preparation of the Ojai General Plan and its Elements (e.g., Land Use Element) and their subsequent revisions have been an on-going process for the past sixteen years. The latest Revision of the Plan and its Land Use Element finds the original document drastically out of date. Due to the substantial urbanization of the City since the inception of the 1963 General Plan, the delineation of impacts from the original plan to the proposed plan would be of little use to responsible agencies, staff and the citizenry itself. In this light, this report concentrates on two main issues concerning the proposed General Plan: (1) the impact of converting current land uses to those proposed land uses which are called for in the Land Use Element Revision; (2) the impact of the proposed revision on the development potentials for remaining vacant parcels, both within the City and those parcels in adjacent County lands which are being considered for annexation.¹

B. LAND USE

ENVIRONMENTAL SETTING

The City of Ojai is primarily a low-density residential community with commercial uses serving both residents and tourists. Taken together, the proposed Land Use Element (narrative) of the General Plan and the Master Environmental Assessment provide documentation as to the existing neighborhood and City-wide land use conditions. These documents are incorporated herein by reference.

IMPACTS

Agriculture --- The revised General Plan Land Use Element proposes that agricultural activities should be encouraged to continue both as a part of the community economic base and to maintain the rural character of the urban area. There will be no change from existing use to the proposed use put forth in the revised Land Use Element of the General Plan. The existing 65 acres of agricultural land within the City's "area of influence" coincides with the proposed agricultural uses in the revised plan. The only transformation which will occur as a result of the proposed plan is the transference of designations from "Rural Residential" to a designation of "Agricultural". This is purely a transfer of title and makes no change in allowable uses. Under the Agricultural designation, uses of residential and industrial activities associated with agriculture are allowed. A density not to exceed 1 residential unit/10 acres is allowed, in this manner a potential exists for no more than 6.5 residential units associated with agriculturally designated land.

Residential - There are two major classifications under the residential designation, single-family and multi-family.² A further breakdown of residential designations delineates six residential categories within the City's area of influence. The following is a breakdown of the existing uses relating to the proposed plan revision uses for the six categories:

¹Proposed plan acreage calculations used throughout this report have incorporated County lands which have been proposed for annexation.

²The single-family category encompasses very low density, low density, and medium density residential designations. The multi-family category encompasses medium high density, high density, and special housing residential designations.

Very Low Density (0-1/2 D.U./Ac.) - There currently exists 7 acres of very low density residential lands within the City. The proposed Land Use Plan Revision calls for a total of 383 acres of very low density residential land; 253 acres within the City and 130 acres within the County (proposed for ultimate annexation). The potential maximum buildout under this classification is 191 units. Due to a lack of available data, the number of units currently developed under this designation is unknown. In this regard there can be no further analysis of the number of additional units which could be developed under this land use classification. There are 86 acres of the City-owned land (Clausen/Mullin property) which are currently designated Industrial (M-1) and are proposed to be designated as very low density residential. In this case there would be a site specific loss of potential industrial land as the trade-off for the increasing of very low density residential lands.

Low Density (1-2 D.U./Ac.) - There currently exists 437 acres of low density residential land within the City. The proposed Revision calls for a decrease of 185 acres of low density residential land within the City, bringing the total for this classification down to 252 acres. This figure may be somewhat misleading in that there is a County annexation proposal in the revised plan for an addition of 227 acres of low density residential land into the City's "area of influence". In this manner the present use of 437 acres of land would be transformed into 479 acres of low density residential land within the City's area of influence upon annexation of County lands. This would be a net increase of 42 acres of land under this classification. Maximum buildout allowable

Table 1

GENERAL PLAN LAND USE EVALUATION

	<u>Existing Acreage</u>	<u>Proposed Acreage*</u>	<u>Net Change (acres)</u>
Agriculture	65	65	None
Residential			
Very low density	7	383	+376
Low density	437	479	+ 42
Medium density	283	264	- 19
Medium high density	---	94	+ 94
High density	119	25	- 94
Special housing	---	5	+ 5
Commercial	288	431	+143
Industrial	17	69	+ 52
Public/Quasi Public	397	482	+ 85
Vacant	367	0	-367
Circulation	160	200	+ 40
TOTAL	2,140	2,497	+357

*Includes County annexation potentials.

under this designation would permit a total of 958 units. Due to a lack of available data, the number of units currently developed under this designation is unknown.

Medimum (3-4 D.U./Ac.) - There currently exists 283 acres of medium density residential land within the City. The proposed plan Revision calls for 264 acres of land under this classification, thus producing a net decrease of 19 acres. This would allow a maximum buildout of 1,056 units under this classification. Due to a lack of available data the number of units currently developed under this designation is unknown.

Medium High Density (0-7 1/2 D.U./Ac.) - There are presently no medium high density uses within the City as this is a new designation. The proposed plan Revision calls for the transfer of 94 acres of land from the existing high density residential designation into the medium high residential designation. This 94 acres of land could allow a potential maximum buildout of 705 units.

High Density (0-15 D.U./Ac.) - There currently exists 119 acres of high density residential land within the City. The proposed plan Revision calls for 25 acres which would entail a net decrease of 94 acres in this classification. Maximum buildout allowable under this designation would permit 375 units. Due to a lack of available data the number of units currently developed under this designation is unknown.

Special Housing (0-20 D.U./Ac.) - There are presently no Special Housing uses within the City. The proposed plan Revision calls for 5 acres of land under this classification which would allow a total maximum potential of 100 units. Special Housing units are exempt from the Growth Management Plan requirements and thus are not part of the housing limitations put forth in the "Plan".

Commercial - There currently exists 288 acres of commercial land within the City. The proposed plan Revision calls for 431 acres which would entail a net increase in commercial lands of 143 acres, 53 of which are presently vacant. The 431 acres of commercially designated land is divided into 280 acres of Commercial Recreation lands, 135 acres of General Commercial areas, and 16 acres which are to be transformed into a C-M (Commercial-Manufacture) designation. This transformation would eliminate all C-2 properties and combine them with existing M-1 zoned lands into a C-M zone.³

Industrial - Currently there are 17 acres of industrial land within the City. The proposed plan Revision calls for 69 acres which would result in a net increase in industrial lands of 52 acres. The majority of this land use is concentrated along Bryant and Fulton Streets. The additional 52 acres of industrial land would be split between the infilling of the present industrial area, and a twenty acre industrial park at the end of Bryant Street. Twenty-eight acres presently in industrial use will be changed from M-1 to C-M Commercial Manufacturing.⁴

³ The total land area which would be involved in this adjustment of zones is 14 acres (16 acres from C-2 and 28 acres from M-1). The Clausen and Mullin properties are not included in this land use transition.

⁴ Ibid.

Public/Quasi Public - There are presently 397 acres of public/quasi public lands within the City. The proposed plan Revision calls for 482 acres which would result a net increase in public/quasi public lands of 85 acres. The increase in land is to be utilized for the City trail system (i.e., a series of riding, hiking, and equestrian trails throughout the City).

SUMMARY AND CONCLUSIONS

The end result of the proposed Revision to the Land Use Element of the General Plan will be as follows:

- A decrease in the allowable residential density within the City and in the adjacent areas which are likely to be annexed at sometime in the future.
- An increase in the amount of land designed as Commercial and Industrial. Neither of these impacts are considered to involve significantly adverse direct environmental impacts. The indirect effects of these changes are assessed in the following pages.

C. POPULATION

ENVIRONMENTAL SETTING

Through the 1960's, California experienced a decline in its rate of population growth while Ventura County exhibited a growth rate increase. The City of Ojai displayed rapid population growth in the 1950's and a substantial decrease during the 1960's (see table below).

Table 2
POPULATION PATTERNS

California

1950 ----- 48.5% population increase

1960 ----- 27.0% population increase

Ventura County

1950 ----- 46.2% population increase

1960 ----- 89.0% population increase

City of Ojai

	<u>Population</u>	<u>% Increase</u>		<u>Population</u>	<u>% Increase</u>
1950	2,519	55.3%	1980**	6,173	1.2%
1960	4,495	78.4%	1985**	6,355	3.0%
1970	5,591	24.4%	1990**	6,537	2.9%
1975	5,845	4.5%	1995**	6,719	2.8%
1978*	6,100	4.4%	2000**	6,900	2.7%

*Department of Finance estimate.

**Projection based on Alternative III-A, County of Ventura, Regional Land Use Plan (RLUP).

SOURCE: City of Ojai, Ojai - 2000 General Plan.

The Ojai City Council adopted the RLUP Population Alternative III-A in order to limit future population growth within the City of Ojai's area of influence. By doing so, the population growth of Ojai is proposed to be limited to approximately 800 persons through the year 2000. This amount of population growth was deemed appropriate by the City in order that public service requirements could be maintained and standards set forth in the Clean Air and Clean Water Acts of 1977 could be met. To provide for this limited population growth, an average of thirteen (13) single-family and four (4) multi-family residential dwelling units may be constructed within the City through the year 2000. The average annual increase in population under these guidelines is approximately 36.4 persons per year. This population growth amounts to an approximate increase of 3% for every 5 year period, bringing Ojai's population to approximately 6,900 persons through the year 2000.

Impacts

The proposed revision of the Land Use Element of the General Plan in connection with the Growth Management Plan would entail the following changes with regard to population concerns.

- Reduction in the annual population growth rate within the City of Ojai⁵ to 0.5944% of the base population (6,117), through the year 2000.
- Limiting housing within the City of Ojai to 286 single-family units and 88 multi-family units through the year 2000.

Direct Population Impacts

Due to the nature of the proposed project, it is not anticipated that any direct population changes would occur as a result of project implementation. Since no construction is proposed, no new persons would be induced to locate in the City, nor would persons be induced to move out of the City. Also, no new employment opportunities would be created as a result of the revision to the Land Use Element, per se, therefore no immigration of persons would result.

Indirect Population Impacts

Approval and implementation of the Revised Land Use Element of the General Plan is designed to limit future population increases (through the year 2000) to approximately 800 persons. In this regard, the proposed project would limit the future population of the City of Ojai to approximately 6,900 persons by the year 2000. This is not considered a significant adverse environmental impact. If it is assumed that the existing demand for housing in the region remains constant, excess population growth over and above the 6,900 figure would either take place in the unincorporated areas of the Ojai Valley or in other areas of the County with anticipated increases in the supply of housing.

While the proposed Land Use Element Revision would increase the amount of designated commercial and industrial land uses and resultant employment opportunities, new immigration of residents is not anticipated to be significant due to a lack of housing supply increases. Due to the overall reductive nature of the Land Use Element Revision relative to residential designations, population impacts should be less than those which would occur status quo (i.e., without any General Plan revisions). In this regard no other potentially significant population impacts are expected to occur as a result of the proposed Land Use Element revisions.

⁵ This includes County lands which are proposed to be annexed and does not include housing or associated population affiliated with the "special housing"

MENTAL SETTING

currently exists 2,133 single-family and 600 multi-family residential units (d.u.) in the City of Ojai's housing stock.⁶ As prescribed in the proposed General Plan, Land Use Element Revision, and the Growth Management Plan, the City of Ojai would be permitted a maximum addition of 286 single-family d.u.'s and 88 multi-family d.u.'s by the year 2000. In order to meet the requirements of Ojai's "population plans" to future land use needs, it is necessary to analyze the remaining vacant and underdeveloped residential lands within the City's area of influence.⁷ Vacant single-family zones amount to approximately 350 acres and represent approximately 10% of the total land in Ojai's area of influence.⁸ Computing the acreage potential dwelling units per the existing zone classifications, an approximate total of 757 units⁹ could be accommodated on the land.

Vacant multi-family zones amount to approximately 40 acres and represent approximately 1.6% of the total land area under Ojai's area of influence.¹⁰ These vacant multi-family zoned lands could accommodate approximately 523¹¹ dwelling units. Considering the existing multi-family zoned property, together with the City's "pyramid zoning", the potential for multi-family development within the area of influence could exceed 2000 dwelling units.¹²

As stated above, the 757 single-family d.u.'s and 523 multi-family d.u.'s (actual potential in excess of 2000 multi-family d.u.'s), represent the development potential of current vacant unimproved residential lands within Ojai's area of influence. These dwelling unit figures substantially exceed the recommended increase of 286 single-family d.u.'s and 88 multi-family d.u.'s through the year 2000. When considering the adherence to the adopted Alternative III-A plan discussed above, it becomes apparent that the General Plan Land Use Element Revision must include the Growth Management Plan which was adopted by the City March 27, 1979. Without this control, achieving the desirable population/housing growth for the City, would be problematic.

⁶ City of Ojai, proposed General Plan, Land Use Element Revision.

⁷ This includes the City of Ojai and County lands which are potential for annexation (2,140 acres within the City and 357 acres within the County of Ventura).

⁸ These figures were obtained utilizing existing City figures combined with potentially incorporated County lands (Ojai - 2000 General Plan, pg. 7-2).

⁹ The 757 figure was determined by utilizing 2.164 dwelling units per acre for single-family d.u.'s as prescribed on page 7-2 of the Ojai - 2000 General Plan.

¹⁰ These figures were obtained utilizing existing City figures combined with potentially incorporated County lands (Ojai - 2000 General Plan, pg. 7-2).

¹¹ The 523 figures was determined by utilizing 13.09 dwelling units per acre for multi-family d.u.'s as prescribed on page 7-2 of the Ojai - 2000 General Plan.

¹² Ojai - 2000 General Plan, pg. 7-2.

Table 3
EXISTING HOUSING CONDITIONS

Type of Unit	Potential Development	Existing D.U.'s (1978)	Remaining Potential
Single-family	3,072 units	2,133 units	939 units
Multi-family	2,316 units	600 units	1,656 units
TOTAL	5,388 units	2,793 units	2,595 units

PROPOSED HOUSING CONDITIONS

Single-family	2,887 units	2,419 units	468 units
Multi-family	1,566 units	748 units	818 units
TOTAL	4,453 units	3,167 units	1,286 units

NOTE: Dwelling unit figures for "potential development" were derived using 2.6 d.u./acre for single-family and 13.2 d.u./acre for multi-family units. These factors are constants used in the City of Ojai, 1978 Dwelling Unit Survey.

Table 4
GROWTH MANAGEMENT PLAN
Population/Housing Scenario

Year	Single-Family Units	Total	Multiple-Family Units	Total	Population Generation*	
					SF	MF
1979	26	26	8	8	63	11
1980	25	25	7	7	61	10
1981-1993	12/yr.	156	4/yr.	52	378	74
1994-1995	12/yr.	24	3/yr.	6	53	9
1996-2000	11/yr.	55	3/yr.	15	133	21
Total to Year 2000	----	286	----	88	Sub-Total	693
					Total	313 persons

*SF population generations were derived uses 2.42 persons/SF d.u.
MF population generations were derived uses 1.43 persons/SF d.u.

SOURCE: For the above two tables: INTERFACE Planning and Counseling Corporation utilizing Ojai - 2000 Plan and City of Ojai Growth Management Plan.

Impacts

The General Plan, Land Use Element, and the adopted Growth Management Plan for the City mandate the following housing changes from the existing plan:

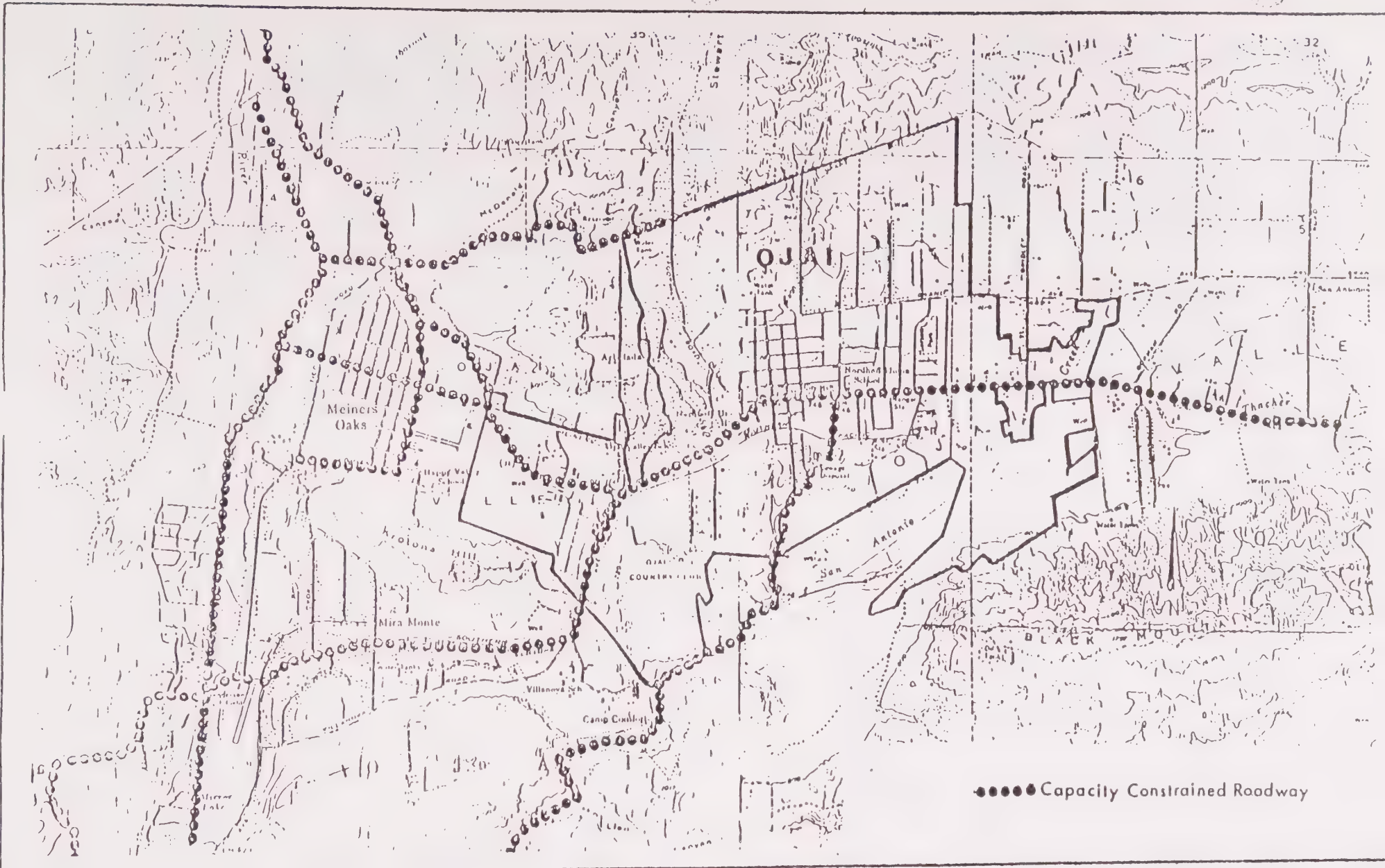
- Reduction in the number of allowable residential dwelling units.
- Increase in the amount of allowable commercial and industrial designated areas.

The direct environmental impacts of the housing-related revisions to the existing General Plan are as follows:

- The reduction in the amount of residential dwelling units allowed within Ojai's area of influence is displayed in Table 3. The proposed plan will allow the addition of 286 single-family d.u.'s and 88 multi-family d.u.'s to the year 2000. The breakdown of residential unit phasing to the year 2000 is depicted in Table 4. This lessening of housing increases and associated population growth, will have beneficial impacts in relation to public service requirements (e.g., water, sewer, fire, police, schools, etc.) due to the overall reduction in public services demands.

The indirect housing impacts associated with the General Plan revisions are as follows:

- Housing growth which would have occurred in Ojai without the revised Land Use Element's housing limitations, would be diverted elsewhere in the Ojai Valley or other areas of the County. This would occur as a result of the housing demand exceeding the housing supply which would be restricted by the Land Use Element Revision. In this regard a potentially significant housing impact could occur for areas in the Ojai Valley and possibly in other areas of Ventura County.
- There could be a decrease in the City of Ojai's vacancy rate with the advent of housing restrictions. People could be forced to "double up" in order to live within the City's area of influence. This impact is considered potentially adverse, however, due to the lack of data analyzing current vacancy rates, the degree of adversity cannot be assessed at this time.
- Potential transportation and air quality impacts would likely be reduced with the decrease in allowable housing within Ojai's area of influence due to the decrease in potential population which contribute to traffic and air quality degradation.
- While the proposed Land Use Element Revision would increase the amount of commercial and industrial designations and resultant employment opportunities, the housing impacts are potentially significant due to the restricted housing growth potential mandated by the Revision. Without data with which to further evaluate this impact (e.g., current vacancy rates, demand for housing, etc.), the degree of adversity associated with this housing impact, relating to the commercial/industrial designation increase cannot be ascertained at this time.



Ojai Valley, Capacity Constrained Roadways

FIGURE

4



Mitigation Measures

There are no mitigation measures currently known which would substantially reduce or eliminate the housing supply/demand situation, and concurrently preserve the environmental objectives set forth in the proposed Land Use Element Revision.

E. TRANSPORTATION, CIRCULATION, AND PARKING

ENVIRONMENTAL SETTING

Transportation, circulation, and parking facilities are integral parts of a community's efficiency and productivity. They contribute to the mobility, accessibility, and facilitation of travel in and through the City.

Transportation

The primary mode of travel in and through the City of Ojai is the automobile. The City is also served by two alternate modes of transportation:

Bus Services - The City of Ojai is a member of the South Coast Area Transit (SCAT), which provides scheduled bus routes between Ojai and Ventura, seven days a week along the fixed route of: Ventura Avenue (Highway 33), Tico Road, El Roblar Drive, Maricopa Highway, and Ojai Avenue (Highway 150). For a further discussion of schedules, routes, trips, etc., see Appendix.

The City of Ojai also accommodates two private bus programs which each have one bus. The two programs are: the Retired Seniors Volunteer Program Bus (RSVP), and the Ojai Help Bus. Both these programs are volunteer programs which are offered free of charge to their patrons (those over 60 and handicapped persons). The buses run Monday through Friday, 8:00 A.M. to 5:00 P.M., throughout the Ojai Valley to help senior citizens and handicapped persons meet their transportation needs.

Trail Systems - Currently the City of Ojai has no local bicycle paths or lanes within its area of influence. Eighty-five acres of land designated for Public and Quasi Public uses has been proposed in the General Plan Land Use Element Revision for a "trail system". This trail system will accommodate bicycle, hiking, and equestrian uses. These trails are planned to link together the proposed County trails and the existing Forest Service trails.

There currently exists a "shared-ride" bicycle route in the City encompassed by the Southern Pacific Railroad right-of-way which is proposed for City acquisition (between Montgomery and Signal Streets). This "shared-ride" route is to be utilized by both bicycle and equestrian uses.

Circulation

The existing Ojai Valley road system is currently being taxed by heavy use and poses severe safety problems. Significant collectors and major roads in the entire Ojai Valley are heavily utilized and are at, or near capacity under current land use.¹³

¹³ Ojai Valley Emergency Task Force Report, pg. 7.

Highway 33, one of the major Ojai Valley arterials, is currently at capacity¹⁴ and is considered one of the least safe highways in the County. In addition, major intersections of Highway 33 and other Valley roads are characterized by capacity constrained conditions, particularly the Highway 33/Highway 150 intersections. Other capacity constrained roadways are as follows:

- | | |
|--|---|
| o Fairview Road | o Rice Road |
| o Lomita Avenue | o Santa Ana Road |
| o Matilija Road | o Sulphur Mountain Road |
| o Nye Road | o Highway 150 |
| o Burnham Road (from Santa Ana to Highway 150) | o Creek Road (major portion from the intersection north of Highway 150) |
| o El Roblar (from Rice Road to Rancho Drive) | o Highway 33 (from the intersection of Highway 150, north) |

SOURCE: Community Land Use Associates, 1978.

The only roadway improvement planned for the foreseeable future within the City is the reconstruction of Montgomery Street. The reconstruction will commence during this year (1979-1980) and will entail a total reconstruction of the roadway, including minor realignment, minor grading, and resurfacing.

Parking

The existing parking supply within the City is currently insufficient¹⁵ in the following areas (refer to Figure 5):

- o Ojai Avenue (between Ventura Avenue and Montgomery Street)
- o Signal Street (1 block north and south of Ojai Avenue)
- o Montgomery Street (1 block north and south of Ojai Avenue)
- o Matilija Street (between Signal Street and Montgomery Street)

The insufficient parking supply in the aforementioned areas within the City creates associated traffic problems such as: interruptions of traffic flow, safety problems for both pedestrians and vehicles, and congestion problems.

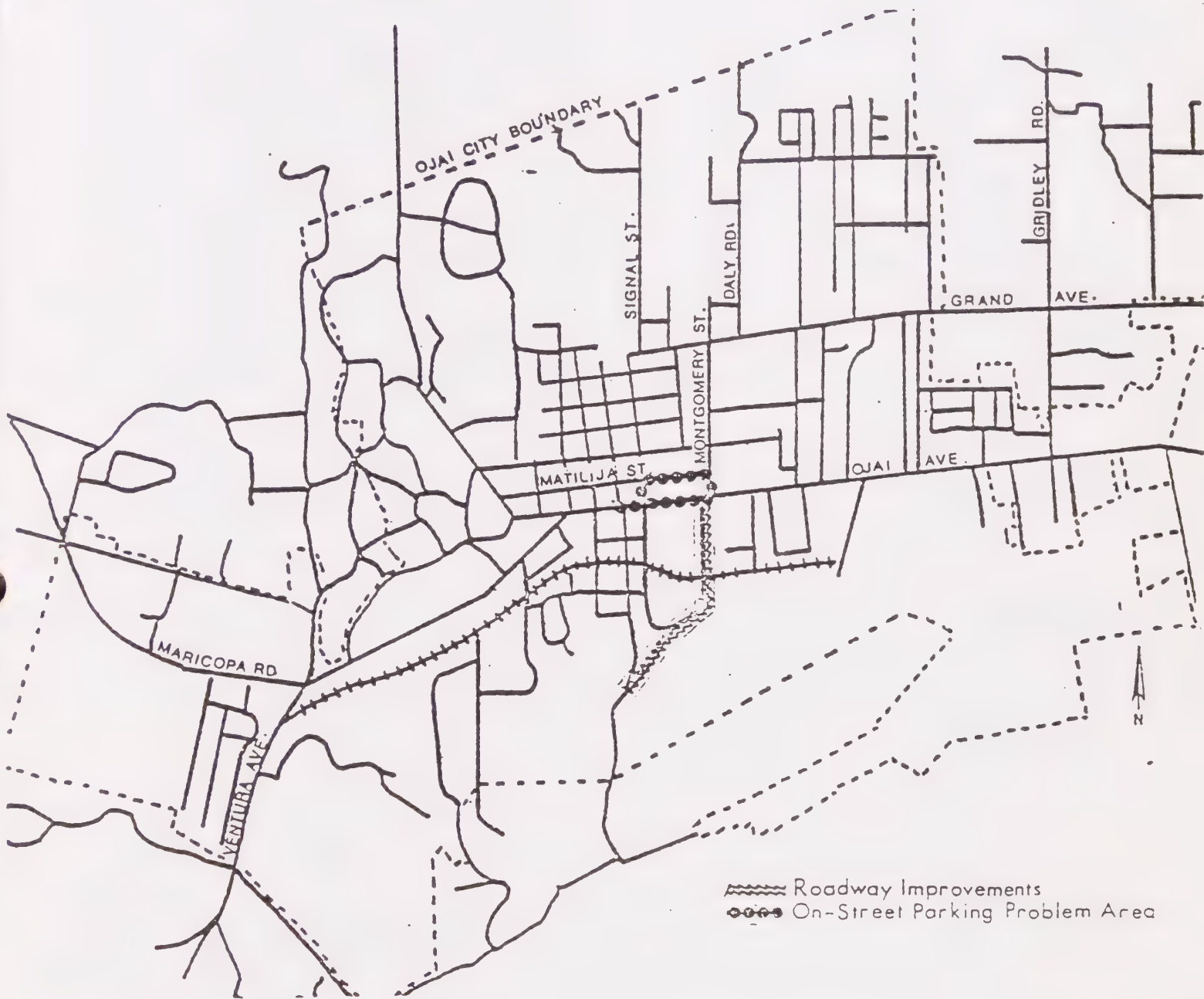
Impacts

The Land Use Element Revision calls for the following changes from the existing Plan with regard to Transportation concerns:

- Elimination of the proposed "By-Pass" which would have routed east/west through traffic around Ojai for those travelers not wishing to stop in Ojai.
- Elimination of a privately owned and operated airport. This facility would have provided facilities for personal and business aircraft and improved access to the Ojai Valley Inn, Soule Park, the Town Center, and Research and Development Park.
- Increase in the circulation acreage within the City by 40 acres.

¹⁴ County staff rate Highway 33 at 95% capacity with 13,000 average daily traffic.

¹⁵ Personal communication with Barry Lockton, City of Ojai, Public Works Director, 4/5/79.



City of Ojai Transportation Concerns [Roadway Improvements / Parking Problems]

SOURCE CITY of OJAI
Public Works Dept

INTERFACE
Planning & Counseling Corp



FIGURE

5

The direct environmental impacts of these transportation-related General Plan Revisions are as follows:¹⁶

- The elimination of the proposed "Ojai-By-Pass" would directly effect a potential decrease in Highway 150 traffic by removing a potential alternate artery which could "share" east/west traffic.
- The elimination of the proposed airport could directly effect potential traffic increase (both automobile and truck), for those roadways in the vicinity of the proposed project. Access improvements for roadways leading to the Ojai Valley Inn, Soule Park, the Town Center, and the Research and Development Park would also be forgone.
- Noise impacts associated with the proposed airport facility (e.g., aircraft, automobile, and truck noise associated with airport use), would likewise be forgone with the exclusion of the airport development.
- The proposed Revision to the General Plan Land Use Element also addresses the need to improve all roadways throughout the City to safe and acceptable levels by the modification of selected roadways. (The proposed Land Use Revision shows an increase in circulation acreage of 40 acres.) Conversation with knowledgeable transportation personnel have not disclosed any street modifications (other than the Montgomery Street reconstruction mentioned previously) or additions in the foreseeable future. In this regard, environmental impacts associated with street modifications and/or additions cannot be ascertained at this time.

The indirect transportation impacts associated with the Land Use Element Revision revolve around land use designation changes. General Plan Revisions effect uses which are permitted in different areas of the City. Generic indirect impacts occur as a result of actual development on lands which have had land use designation changes, not due to designation revisions per se. Traffic generation which is effected by developments or revised designation areas could have the following environmental effects.

- Commercial Land Use Changes:

Increased commercial designations along Ojai Avenue (Highway 150) and Maricopa Road, coupled with the availability of vacant land in these areas, gives rise to the potential increase in commercial activities along these two roadways. Along with this potential there exists likely increases in traffic generation (e.g., shopping and employment trips).¹⁷ Due to existing capacity constrained conditions along Ojai Avenue (Highway 150) this potential traffic along Maricopa Road is considered potentially significant.

- Industrial Land Use Changes

Increased industrial uses along Bryant Street (20+ acres of vacant land), would increase vehicular traffic along Bryant Street and subsequently along Ojai Avenue (Highway 150). Increased noise along Bryant Street, Ojai Avenue (Highway 150) and in the vicinity would also occur with this addition of vehicular traffic.

¹⁶ Traffic increases occur over and above any land use changes (approximately 1-4% per year) on any given roadway due to increase in auto dependency and convenience.

¹⁷ Some commercial trips currently exist in the areas, therefore purposes

- Residential Land Use Changes

The two major changes in residential land uses proposed in the General Plan Land Use Element are increased designation for lower density residential lands and decreased designation for higher density residential lands. In this manner the ultimate quantity of residential units in Ojai would be reduced, which in turn would lessen the general amount of residentially-generated auto trips. Due to the potential buildout of lower density residential units, the following streets could receive increases in traffic:

- | | |
|-----------------|---|
| o Foothill Road | o Montgomery Street |
| o Signal Street | o Cuyama Road |
| o Daly Road | o Maricopa Road |
| o Creek Road | o Ojai Avenue (Highway 150) ¹⁸ |

The majority of streets listed above would not be significantly impacted by residential-traffic increases due to the actual overall reduction of potential residential units allowable. Due to the fact that both Creek Road and Ojai Avenue (Highway 150) are presently at capacity, any traffic increase along these roadways is considered significant.

- Agricultural Uses

There are no substantial changes in agricultural designations, therefore this use will have no significant impact on traffic concerns.

- Increased Potential for Public and Quasi-Public Uses

Increased public and quasi-public uses would potentially lessen the rate of traffic generation within the City due to the nature of this land use designation increase. Eighty-five acres are proposed to be placed in a trail system which would create an incentive towards alternate types of transportation (e.g., bicycle, hiking, equestrian) and in this manner could reduce potential vehicular trips. As a consequence, the increase in public and quasi-public land could act as a beneficial impact relative to traffic generation.

- Redevelopment of the Downtown Area

This land use is a subject area of separate environmental review and is beyond the scope of this report. The reader is referred to the Arcade Redevelopment Plan.

- Development of a Central Park and Recreation Area

This land use too is a subject area of separate environmental review and is beyond the scope of this report. The reader is referred to the Libby Park Master Plan.

¹⁸ Ojai Avenue (Highway 150) could receive additional vehicular traffic from residential increases due to residences utilizing this main arterial through and about town.

OTHER CEQA CONCERNS

Unavoidable Environmental Impacts

Due to the policy nature of the proposed project, no unavoidable environmental impacts are expected to occur. Potential impacts which occur as a result of the Land Use Element Revision, could be avoided by an amendment to the Revision. In this manner, potential unavoidable impacts could be alleviated by alterations to the existing and proposed General Plan Element.

Energy Conservation

There are no energy conservation techniques which are incorporated into the proposed project design due to the policy nature of the project. However, the General Plan Land Use Element Revision will reduce the amount of residential development potential within the City which in turn would reduce the aggregate residential energy consumption potential. On the other hand, the Land Use Element Revision will increase the potential for commercial and industrial uses within the City. This portion of the Revision has the potential to increase energy consumption related to commercial and industrial use. Due to the policy nature of the proposed project, the indirect energy consumption impact of transformed land uses is too speculative in nature to ascertain the actual extent of energy-related impacts.

Water Quality Aspects

There are no water quality impacts likely to occur as a result of the General Plan, Land Use Element Revision due to the policy nature of the proposed project.

Growth Inducement

Normal population growth trends occurring throughout the State of California are likely to continue on into the future. With the advent of Ojai's Land Use Element Revision and associated population/housing limitations, the demand for housing could exceed supply. In this regard, persons wishing to live in Ojai's area of influence could be forced to locate elsewhere within the unincorporated areas of the Ojai Valley. The actual number of persons which could be involved in this "spill over" effect is undetermined and beyond the scope of this report.

Short-Term Uses Versus Long-Term Productivity

In the short-term, the General Plan Land Use Element Revision prescribes continued urban development within the City's area of influence, balanced through an increase in commercial and industrial potentials and a decrease in residential potentials.

The cumulative and long-term effect of the proposed project would be the incremental reduction of residential housing stock within Ojai's area of influence and the incremental increase in commercial and industrial development.

The reduction of residential housing stock would decrease the rate of resource utilization within the City which is associated with residential use (e.g., water, sewer, etc.). On the other hand past, present, and future trends show that the demand for housing in the Ojai Valley is rising. This incremental reduction of housing stock, in the light of increasing demand, could have a potentially significant impact on the housing situation in the Ojai Valley.

The proposed project could create the potential for additional commercial and industrial use in Ojai's area of influence. This would increase Ojai's tax base but at the same time create the need for additional housing associated with increased commercial and industrial-related jobs. Again, the restrained housing situation could force an undetermined number of people to seek housing in other areas of the Ojai Valley.

Irreversible Environmental Changes

There are no irreversible impacts likely to occur as a result of the General Plan, Land Use Element Revision due to the policy nature of the project. In that the Revision is one of procedure, it can be changed and in this sense is not an irreversible commitment of resources. General Plan's and their respective elements may be amended up to three times per year as stipulated by the State of California. In this light, the Land Use Element Revision is not irrevocable and thus does not bear an irreversible impact on land use to the City of Ojai.

ALTERNATIVES TO THE PROPOSED PROJECT

This section describes the alternatives to the proposed project from a policy standpoint, based upon the objectives of the Land Use Element Revision. As noted in the Project Description, the objectives of the proposed Land Use Map revision are as follows:

- To achieve the objectives of the City of Ojai in the attainment of a more comprehensive plan which will combine the various planning processes and accommodate the special needs of the City.
- To limit the City's growth to reflect economic and environmental constraints present within the City.
- To meet requirements mandated by the State Planning and Zoning Law.
- To establish a program which organizes and satisfies requirements put forth by the varied planning processes:
 - General planning as required by Title 7, Chapter 3, Article 5, Section 65302
 - Annual capital improvement project programs (e.g., streets, sewers, etc.)
 - Federal government provisions of Housing and Community Development Act of 1974 (Block Grant)
 - Regional plans for area-wide planning programs (e.g., Regional Land Use Program and South Coast Area Government)
 - Special district development plans

Alternative Location

From a general standpoint, there is no alternative location for the proposed project due to its nature. However, on a site specific basis, there exists an almost infinite number of combinations (or locations) of specific map changes. Examples include:

- Designating senior housing oriented residential uses in the westerly or northern portions of the City rather than in the southeastern portion as proposed by the current proposal.¹⁹
- Increasing the amount of land proposed for reduced single-family residential density and decreasing that for reduced multiple-family residential density.
- Providing for more commercially designated land along Highway 33 rather than along Ojai Avenue (Highway 150).

Based on the City's desire to limit its population increases over the next 21 years, such an alternative would have no substantial difference in population impact within the City as a whole. While there would be differing neighborhood impacts, the analysis of these impacts are beyond the scope of this report. As with population impacts, public service and transportation-related impacts would be similar if the aggregate population change remained the same. Land use impacts would vary relative to specific locational shifts in the map designations.

Alternative Growth Rates

During the formulation process for the proposed Land Use Element Revision the City considered three different growth rates (1.0%, 0.8173%, and 0.5944%) as methods of implementation. The population impacts of each of these rates are delineated in the appendix to this report. In general, the greater the rate of population growth, the more substantial the public service and transportation impacts. Land use impacts would vary from site to site and neighborhood to neighborhood.

Alternative Growth Management Strategies

There are several alternatives to the proposed Land Use Revision which would also address the concept of Growth Management. These include, but are not limited to the following:

- Zoning Alternative - Multiple-Family Emphasis:
 - The proposed 1/3 - 2/3 ratio of multiple-family units to single-family units could be revised to emphasize multiple units rather than single-family units.
- Non-Zoning Alternatives:
 - Restrictions on the extension of utilities.
 - Restrictions on land use through open space acquisition.

A detailed analysis of the specific impacts of these alternative is beyond the scope of this report.

¹⁹ The City has considered a number of alternative sites for the Senior Housing designation, arriving at the proposed location based upon HUD requirements.

No Project Alternative

If the proposed revision were not to take place, many of the housing, land use, and population impacts would not occur. For example, population of the City could substantially exceed the 6,900 person level by the year 2000. Associated public service demands such as water and sewage treatment demands would also occur. The existing land use element (map) would remain in effect and land uses would develop as per that plan and existing zoning. However, adverse traffic-related conditions including capacity constrained intersections and roadways would continue to exist regardless of whether or not the Land Use Element is revised. For additional information the reader is referred to the Regional Land Use Program prepared by the County in connection with the City of Ojai.

SOURCES AND REFERENCES

Persons and Organizations Contacted

Fornes, Bob, SCAT Representative

Kemp, Don, City of Ojai, City Manager

Lockton, Barry, City of Ojai, Public Works Director

Miller, Nola, City of Ojai, Planning and Building Associate

Paige, Mike, City of Ojai, Planning Director

Spencer, Marlene, RSVP Bus Representative

References

City of Ojai, California, Ojai - 2000 General Plan

City of Ojai, Growth Management Plan, Ordinance #571, March 1979

City of Ojai, Master Environmental Assessment

City of Ojai, General Plan, 1963

Ventura County Regional Land Use Program

APPENDIX I

GROWTH MANAGEMENT PLAN

ORDINANCE OF THE CITY COUNCIL FOR THE
CITY OF OJAI ESTABLISHING A GROWTH MANAGEMENT
PLAN BY ADDING CHAPTER 5 TO TITLE 10 TO THE
OJAI MUNICIPAL CODE

The City Council of the City of Ojai finds and determines that the City of Ojai has been experiencing growth in population, housing, economy, land development and utilization of resources which if left uncontrolled will result in the City being unable to meet the requirements of the Clean Air Act of 1977 and the Clean Water Act of 1977. If this growth is not controlled, the City will not be able to maintain adequate facilities for sewage disposal, parks and recreation, schools, drainage, transportation and other public requirements.

Faced with these problems the City of Ojai has approved a concept an amended General Plan subject to certification of an Environmental Impact Report to guide its future comprehensive and coordinated development.

This growth management plan is adopted in order to translate the City's General Plan into reality and to establish control of the quality, distribution and rate of growth of the City of Ojai. This growth management plan is adopted in order to:

- A. Preserve the quality of life in the City of Ojai;
- B. Protect the open space of the City of Ojai;
- C. Insure adequacy of City facilities and services within budget limitations;
- D. Insure a balance of housing types and values to accommodate a variety of families including persons of moderate income and older persons on limited, fixed incomes; and
- E. Insure the balanced development of the City.

It is the intention of the City Council of the City of Ojai to eliminate growth management controls when air and water quality standards can be maintained, and adequate public facilities can be provided without growth management control.

The City Council of the City of Ojai finds and determines as follows:

1. The population of the City of Ojai in January of 1978 was 6,117 persons, hereinafter referred to as "base population".
2. In January of 1978, there were 2,798 total dwelling units in the City of Ojai, consisting of 2,138 single-family dwelling units and 660 multiple-family dwelling units.
3. In January of 1978, an average of 2.42 persons resided in each single-family dwelling unit in the City of Ojai and an average of 1.43 persons resided in each multiple-family dwelling unit in the City of Ojai.
4. In order to meet the standards of the Clean Air Act of 1977, and the Clean Water Act of 1977, the population of the City of Ojai may be allowed to increase gradually over the next 22 years to a population of 6,931 in the year 2000. The allowable increase is a total of 814 persons over the base population by the year 2000.
5. In order to provide for this gradual population growth, an average of 13 single-family and 4 multi-family dwelling units may be constructed in the City of Ojai each year for the next 22 years, except and provided as set forth herein.

THE CITY COUNCIL OF THE CITY OF OJAI DOES ORDAIN AS FOLLOWS:

PART 1. Chapter 5 of Title 10 of the Ojai City Ordinance Code is hereby added to read as follows:

CHAPTER 5 - GROWTH MANAGEMENT PLAN

ARTICLE 1

APPLICABILITY

Sec. 10-5.101 - This chapter and the provisions hereof apply to all residential development in the City of Ojai, except:

(a) Approved senior citizen housing, facilities for the physically handicapped and low-income projects approved by the City;

(b) Replacement, alteration, repair, demolition or maintenance of dwellings, or construction or erection of structures accessory to dwellings.

Sec. 10-5.102 - No residential developments subject to the provisions as herein provided shall be undertaken, and no building permits shall be issued in the City of Ojai unless a development allotment has been obtained therefore in accordance with the provisions of this chapter.

ARTICLE 2

NUMBER OF ALLOTMENTS FOR THE CONSTRUCTION YEAR AND RESERVATION OF ALLOTMENTS FOR FUTURE YEARS

Sec. 10-5.201 - Development allotments shall be limited as set forth herein to allow a total population increase per year equal to .5944 percent of the base population of 6,117, or approximately 36.36 additional persons per year. In order to accomplish this, the construction of single-family and multiple family residential dwelling units in the City of Ojai shall be limited to the numbers shown on the attached Exhibit A, which by this reference is made a part hereof as though fully set forth at this point.

Actual construction including residential units exempt from development control, population per dwelling unit and the economic ability of the community to provide increased public services, shall be reviewed after the first two (2) years of this growth management plan and future years' allotments may be adjusted by amendments to this Ordinance.

ARTICLE 3

DEVELOPMENT ALLOTMENT APPLICATION

Sec. 10-5.301 - An application for a development allotment shall be made to the Department of Planning and Building of the City of Ojai on a form(s) provided by the City. Applications for single-family allotments shall be accompanied by such information as required by the Planning Director of the City of Ojai. Applications for multiple-family allotments shall contain the following documents where applicable:

(a) Site utilization map including:

(1) Vicinity map to show the relationship of the surrounding areas and the City;

(2) Site use layout map showing the extent, location and type of proposed residential use or uses, the

nature and extent of open space, and the nature and extent of any other uses proposed.

The site use layout map is of major importance; the vicinity map may be shown as a small inset map

(b) Public facilities plan showing:

(1) Needed public facilities to be provided, if any, such as critical linkages in the major street system, school rooms; or

(2) Other vital public facilities as identified by the General Plan, capital improvement program or special facilities plans.

(c) Development schedule showing:

(1) Proposed calendar schedule of development including phasing, if any;

(2) All applicable processes such as environmental assessment, tentative and final subdivision maps, zoning or rezoning, annexation, site design review and similar matters.

(d) Names and addresses of all persons who have 10% or more financial interest in the proposed project.

(e) Such other information as may be required by the Director of Planning and Building.

Sec. 10-5.302 - Each application shall be accompanied by processing fee as established by resolution. Such fees shall be returnable. $15.00/5F. \pm 25.00 + 2.00/UNIT FOR M.F.$

ARTICLE 4

PLANNING DIRECTOR EVALUATION

Sec. 10-5.401 - The Planning Director shall review each application and determine whether or not the proposed development conforms to the Ojai General Plan, including all elements thereof.

Sec. 10-5.402 - No application will be considered unless fully complies with all zoning regulations of the City of Ojai and the General Plan of the City of Ojai.

Sec. 10-5.403 - No person may receive or participate in receiving more than one single-family allotment per year. No

one person may receive or participate in receiving more than one-third of the multiple-family dwelling unit allotments over any three-year period including the application year.

Sec. 10-5.404 - No allotments will be permitted in any one year in excess of the maximum permitted herein.

Sec. 10-5.405 - No application will be considered if the City sewage disposal, drainage, and other public facilities are inadequate.

Sec. 10-5.406 - No application for multiple-dwelling unit allotments shall be considered unless it provides affordable housing for all income levels.

Sec. 10-5.407 - No application for single-family or multiple-family dwelling unit allotments shall be considered that will result in more than five (5) single-family dwellings on a single lot of record.

Sec. 10-5.408 - Single-Family Application Evaluation. The Planning Director shall accept applications for single-family allotments for a period beginning and ending with each calendar quarter. At the end of each application period, applicants will be awarded points in accordance with the schedule attached hereto as Exhibit B and incorporated herein by this reference. The highest number of points shall be awarded applicants with the earliest allotment application date and to applicants owning their property for the greatest length of time. The points awarded based on application dates and length of ownership shall be totaled and the Planning Director shall assign priority in descending order to the applicants with the highest point totals.

(a) After the applicant has been assigned an allotment the applicant must obtain his building permit within 120 days of such assignment by the Planning Director or such right to an allotment will expire. The City Council for good cause shown by the applicant may grant an extension of such 120-day period.

(b) All single-family allotment applicants are limited to receiving one single-family allotment per calendar year.

(c) All single-family allotments are nonassignable and nontransferable by the applicant.

Sec. 10-5.409 - Multiple-Family and Subdivision Application Evaluation -

(a) The Planning Director shall accept applications for multiple-family and subdivision allotments for an application period consisting of a calendar quarter.

(b) The Planning Director, within 15 days of the final date for submission of applications in any given calendar quarter shall evaluate each application and report his findings, in writing, to the Planning Commission, which may grant or reject the application. If the Planning Commission determines that a proposed development does not conform to the General Plan or other criteria set forth herein, the application shall be rejected. In granting or rejecting an application, the Planning Commission shall base its decision upon the following criteria for preference because of the project's location, the project's design, and the project's impact on the surrounding area.

(c) Preferences as to project location are to be given applicants whose projects contain one or more of the following:

(1) Construction on a vacant lot in an existing neighborhood with adjacent residences on both sides and across the street;

(2) Density reduction to meet requirements of the next lower zone;

(3) Density reduction to meet requirements of two zones lower than the applicable zone, provided there are similar developments existing in the immediate neighborhood;

(d) Preferences as to a project's design shall be given those applicants whose proposed projects contain one or more of the following:

(1) a. Excellence of site planning and/or architectural design in harmony with enhancement of the neighborhood;

b. Building height, mass, scale, orientation, configuration and proposed materials, color and vegetation compatible with the general character of the area;

c. Avoidance of site over-crowding with buildings;

d. Providing for ample landscaping and off-street parking;

e. Minimum interference with natural topography;

- f. Unobstructed vistas;
 - g. Maximum privacy.
- (2) a. Functional pedestrian and bicycle circulation;
 - b. Minimum impact of parking and lighting on adjacent properties and public right-of-way;
 - c. Noise reduction;
 - d. Ample provision for maintenance of premises;
 - e. Ample provision for general storage;
 - f. Ample provision for general lighting;
 - g. Ample provision for security.
- (3) a. Projects for better social balance such as mixed occupancy community projects or low cost duplexes, townhouses and apartments.
- (4) a. Proposed performance methods assuring high standards of design and construction and satisfactory completion of the developer's commitment; or
 - b. Consideration of the developer's previous performances;
 - c. Thoroughness and readiness of the project.

(c) Preferences as to a project's impact on the surrounding area shall be given applicants whose projects:

(1) Contribute to the green belt of the City and enhance the environment by means of extensive landscaping or groves with a maximum density of at least five (5) acres per dwelling unit;

(2) Will not increase the need for major off-site public improvements, which can be served by an existing street system and will not overload any local collector or arterial streets.

(3) Which do not require right-of-way, access or utility easements for their construction;

(4) Which are not in or near known hazardous flood, fire, earthquake or slide areas;

(5) Which will not require more than two-foot cuts or fills and/or will not cause scars in the natural topography.

(f) The Planning Commission shall review all multiple family and subdivision allotment applications. After evaluating each proposed development giving due preference for the criteria mentioned in (c), (d) and (e) above, the Planning Commission shall award allocations of allotments. Projects containing the highest number of items of preference shall have first priority. However, the Commission shall award no more allocations than authorized by this Ordinance.

Sec. 10-5.410 - Applicants awarded allocations may then apply for building permits. Any project not forwarded for further processing during an allocation period shall be reviewed again during the next calendar quarter and comparatively ranked with new applications, unless withdrawn by the applicant.

Sec. 10-5.411 - Applicants whose applications are rejected shall be given notice of such rejection within ten (10) days after the allotments are awarded by the Planning Director or the Planning Commission. Notice shall be given by the Planning Director by mailing a notice to the applicant at his address as shown in the application.

ARTICLE 5

APPEALS TO CITY COUNCIL

Sec. 10-5.501 - An applicant may appeal the decision of the Planning Director or the Planning Commission by filing a written notice of appeal with the City Clerk within ten (10) days after the notice of rejection has been mailed. Any applicant within two days of filing an appeal shall cause to be served by personal service or by registered mail a copy of his notice of appeal to all applicants who were awarded allotments and whose allotment award may be adversely affected by the rejected applicant's appeal to the City Council. The Planning Commission will make available the names and addresses of said applicants. The appellant shall file an affidavit of service of such notice with the clerk within five (5) days of filing the notice of appeal.

Sec. 10-5.502 - The City Clerk shall place the matter on the next agenda for a regular Council meeting. All parties with the notice of appeal may participate in the hearing of the appeal. The City Council shall consider the appeal at such regular council meeting or may continue the matter at the appellant's request. At the hearing, the Council will hear the appellant or his representative and such other person or persons who wish to testify before the Council in the determination of the appeal. At the close of the hearing, the Council may affirm or modify the allotment award. The City Council's decision shall be final and binding on all parties.

Sec. 10-5.503 - The allotment award for a building permit will become final when the ten day appeal period has expired.

ARTICLE 6

REVIEW OF PROGRESS

Sec. 10-5.601 - The Planning Director shall review, on a monthly basis, each proposed development which has received a development allotment to determine whether satisfactory progress is being made with the processing of the appropriate plans with the Planning Department. Should a developer fail to comply with the development schedule submitted with his application or should he fail to initiate the processing of the appropriate plans, the Planning Director shall report such failure to the applicant and the City Council. The City Council, after holding a hearing, may rescind all or part of the development and shall consider award of such allotment to the next highest rated applicant from the same category who has qualified for such allotment and who is capable of commencing his project in the construction year under consideration. If no development is eligible for award the allotment shall be considered in the establishment of the following year's allotments.

ARTICLE 7

PROPORTIONAL REDUCTION OF ALLOTMENTS

Sec. 10-5.701 - Due to the increased number of allotments allocated for the years 1979 and 1980 as provided in the exception to Section 10-5.201 above, allocations for the succeeding years after 1980 shall be reduced proportionally with any fractional allotment to be deducted from the final year of this Ordinance as shown on the allocation schedule.

SUSPENSION OF ALLOCATIONS

Sec. 10-5.801 - The City Council may, upon a finding of gency, suspend or increase the award of allocations for a per, not excceding one year by adoption of a resolution containing findings of the facts constituting such emergency. An extensi of said suspension shall also be made by a resolution containi such findings of fact.

Sec. 10-5.802 - If any section, subsection, sentence, clause or phrase or word of this ordinance is held to be uncon- stitutional by a court of competent jurisdiction, such decisio shall not affect the validity of the remaining portions of the Ordinance.

PART 2. The City Council of the City of Ojai approved in concept an amended General Plan for the City of Ojai on March 17, 1979. Said General Plan is to become effective in June of 1979 upon certification of the City's Environmental Im- pact Report. This Ordinance is enacted pursuant to the City's proposed General Plan. In order to preserve the public peace, health and safety of the City pending the formal adoption of its General Plan, this Ordinance is enacted and shall become effective immediately upon adoption by a four-fifths (4/5) vote of the City Council.

PART 3. The City Clerk shall cause a summary of this Ordinance to be published once, within 15 days after its pas- in the Ojai Valley News, a newspaper of general circulation, printed, published and circulated in this City; shall certify to the adoption and publication of this Ordinance and shall ca a copy of this Ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of this City.

ADOPTED on March 27, 1979, by the following roll call vote:

AYES: Councilmen Van Dellen, McDevitt, Loebel, Chisum, Fa

NOES: Councilmen None

ABSENT: Councilmen None

John F. Fay
MAYOR, City of Ojai

ATTEST:

Clarence E. Johnson
CITY CLERK, City of Ojai

<u>Year</u>	<u>Population</u>	<u>Housing Mix (1/3 M-F - 2/3 S-F)</u>
1978	6,117	
1979	6,191	8 M-F - 26 S-F
1980*	6,262	7 M-F - 25 S-F
1981	6,297	4 M-F - 12 S-F
1982	6,332	4 M-F - 12 S-F
1983	6,367	4 M-F - 12 S-F
1984	6,402	4 M-F - 12 S-F
1985*	6,437	4 M-F - 12 S-F
1986	6,472	4 M-F - 12 S-F
1987	6,507	4 M-F - 12 S-F
1988	6,542	4 M-F - 12 S-F
1989	6,577	4 M-F - 12 S-F
1990*	6,612	4 M-F - 12 S-F
1991	6,647	4 M-F - 12 S-F
1992	6,682	4 M-F - 12 S-F
1993	6,717	4 M-F - 12 S-F
1994	6,749	3 M-F - 12 S-F
1995*	6,781	3 M-F - 12 S-F
1996	6,811	3 M-F - 11 S-F
1997	6,841	3 M-F - 11 S-F
1998	6,871	3 M-F - 11 S-F
1999	6,901	3 M-F - 11 S-F
2000*	6,931	3 M-F - 11 S-F
Total population increase - <u>814 persons</u>		<u>88 M-F - 286 S-F Increase</u>

* Census Year

NOTE: The 88 M-F and 286 S-F compares with staff's initial breakdown of 55 M-F and 300 S-F dwellings.

Single Family Allotment Point System

Point System Based On Date
Of Application

Points Awarded

Length Of Property
Ownership

Points

400	10 or more years
390	9
380	8
370	7
360	6
350	5
340	4
330	3
320	2
310	1
300	
290	
280	
270	
260	
250	
240	
230	
220	
210	
200	
190	
180	
170	
160	
150	
140	
130	
120	
110	
100	
90	
80	
70	
60	
50	
40	
30	
20	
10	

Persons per Dwelling Unit - January 1978

Total Population - January 1978 = 6,117 *

Total Dwelling Units - January 1978 = 2,138 Single family
 660 Multiple-family
2,798 Total D.U.

* Department of Finance Estimate
 Approved by City Council

1. 2,138 Single family D.U.
 x 2.42 Persons per D.U.
5,173 Total persons

5,173
 + 944
6,117 Total population

2. 660 Multi-family D.U.
 x 1.43 Persons per D.U.
944 Total persons

Allocation

Base Population - 6,117

	Base %	Persons/Year	Number of Years	2000 Population Increase
1).	.5944%	36.36	22	+ 800 persons

Housing Mix
 (1/3 M.F. 2/3 S.F.)

	Base %	Dwelling Unit/year	Population/D.U.* per year	Per In
1).	.5944%	13 S.F. + 4 M.F.	S.F. - 31 M.F. - .6	37 x 22 years =

*Based on 2.42 persons per single family
 1.43 persons per multiple family

STATE OF CALIFORNIA)

COUNTY OF VENTURA)

CITY OF OJAI)

I, CLARICE JOHNSON, City Clerk of the City of Ojai
do hereby certify that the above and foregoing Ordinance was
duly passed and adopted by the Council of said City at a regular
meeting thereof held on the 27th day of March, 1979


by the following vote:

AYES: Councilmen Van Dellen, McDevitt, Loebl, Chi

NOES: Councilmen None

ABSENT: Councilmen None

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed the official Seal of the City of Ojai this 27th day of
March, 1979.


City Clerk of the City of Ojai

(SEAL)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OJAI
AMENDING CHAPTER 5 OF TITLE 10 OF THE OJAI MUNICIPAL
CODE.

THE CITY COUNCIL OF THE CITY OF OJAI DOES ORDAIN AS FOLLOWS:

Section 1. 10-5.201 is amended to read:

Sec. 10-5.201 - Development allotments shall be limited as set forth herein to allow a total population increase per year equal to .5944 percent of the base population of 6,117, or approximately 36.36 additional persons per year. In order to accomplish this, the construction of single-family and multiple-family residential dwelling units in the City of Ojai shall be limited to the numbers shown on the attached Exhibit A. which by this reference is made a part hereof as though fully set forth at this point. (Provided that each year's allotment is to be distributed proportionately among the four quarterly application periods. However, any fractions of allotments shall be awarded in the first application period.)

Actual construction including residential units exempt from development control, population per dwelling unit and the economic ability of the community to provide increased public services, shall be reviewed after the first two (2) years of this growth management plan and future years' allotments may be adjusted by amendments to this ordinance.

Section 2. 10-5.407.1 is added to read.

Sec. 10-5.407.1 - A minimum of 10 allotments per year are reserved for single family dwellings on single lots of record for the first two years of this ordinance. A minimum of five (5) allotments per year are reserved for single family dwellings on single lots of record for the third year and each year thereafter.

Section 3. Section 10-5.408(a) is amended to read:

Sec. 10-5.408(a) - Within 120 days of the assignment of an allotment, the applicant must:

1. Prepare all building plans and necessary reports.
2. Submit all plans and reports to the building inspector for approval.
3. Make all changes, corrections, and modifications directed by the building official.
4. Obtain a building permit for the corrected and approved plans.

Failure to meet the above requirements within the 120 day period will cause the applicants' rights to an allotment to expire, however, the City Council for good cause shown may grant an extension of such 120 day period.

Section 4. Section 10-5.408(d) is added to read:

Sec. 10-5.408(d) - Those applicants not assigned allotments shall receive notice of such non-assignment within ten (10) days of the allotment assignments by the planning director. Such notice shall inform the applicant of his right to request in writing that his application remain on file for the next 2 applications periods. Such written request shall be made by the applicant within ten (10) days of receiving notice from the planning director. Such written request shall have the effect of placing the application ahead of new applications received in succeeding application periods. A second application fee shall not be required for applications held over.

Section 5. Section 10-5.410 is amended to read:

Sec. 10-5.410 - Applicants awarded multiple family allotments shall follow the procedure for obtaining building permits set forth in Section 10-5.408(a). Any projects not forwarded for further processing during an allocation period shall upon request as outlined in Section 10-5.408(d) be reviewed again during the next calendar quarter and comparatively ranked with new applications.

Section 6. Section 10-5.411 is amended to read:

Sec. 10-5.411 - Applicants whose applications are rejected shall be given notice of such rejection within ten (10) days after the allotments are awarded by the planning director or the planning commission. Notice shall be given by the planning director by mail to the applicant at his address as shown in the application.

All applicants requesting that their application remain on file for the next 2 application periods shall notify the planning director in writing within ten (10) days of receiving their notice of rejection. Failure to notify the planning director of such request will cause the existing application to expire. All expired applications filed for the succeeding application period shall be accompanied by an additional application fee.

Section 7. Article 9 is added to read as follows:

ARTICLE 9

ANNEXATION

Sec. 10-5.901 - The population growth figures and the single family and multiple family allotment figures in Exhibit A are based on the City's corporate limits as of January 1, 1979.

In the future, annexations to the City will increase the City's potential for population increase above the limits imposed by this ordinance.

Therefore, in the event of an annexation after the passage of this ordinance, the City Council shall, at the time of the annexation, assess and determine the allotment potential of the annexed property. The City Council shall, at the time of annexation, establish procedures for the development and granting of allotments to owners of the annexed property independent of and in addition to the guidelines, procedures, and restrictions set forth in this ordinance.

STATE OF CALIFORNIA)

COUNTY OF VENTURA)

CITY OF OJAI)

I, CLARICE JOHNSON, City Clerk of the City of Ojai
do hereby certify that the above and foregoing Ordinance was
duly passed and adopted by the Council of said City at a regular
meeting thereof held on the 12th of June, 1979.

by the following vote:

AYES: Councilmen Van Dellen, McDevitt, Loebel, Chis

NOES: Councilmen None

ABSENT: Councilmen None

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed the official Seal of the City of Ojai this 12th day of June,
1979.


City Clerk of the City of Ojai

(SEAL)

PART 2 - The City Clerk shall cause a summary of this ordinance to be published once, within fifteen (15) days after its passage, in the Ojai Valley News, a newspaper of general circulation, printed, published and circulated in this City; shall certify to the adoption and publication of this ordinance and shall cause a copy of this ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of this City.


PART 3 - This ordinance shall become effective on the 31st day after its passage.

ADOPTED ON June 12, 1979.



MAYOR OF THE CITY OF OJAI

ATTEST:



City Clerk of the City of Ojai

APPENDIX II

Population

Alternate growth rate scenarios for the City of Ojai

Allocation (.5944% Increase)

Year	Population	Housing Mix (1/3 M.F. - 2/3 S.F.)		
1978	6,117			
1979	6,154	4 M.F.	-	13 S.F.
1980*	6,191	4 M.F.	-	13 S.F.
1981	6,228	4 M.F.	-	13 S.F.
1982	6,265	4 M.F.	-	13 S.F.
1983	6,302	4 M.F.	-	13 S.F.
1984	6,339	4 M.F.	-	13 S.F.
1985*	6,376	4 M.F.	-	13 S.F.
1986	6,413	4 M.F.	-	13 S.F.
1987	6,450	4 M.F.	-	13 S.F.
1988	6,487	4 M.F.	-	13 S.F.
1989	6,524	4 M.F.	-	13 S.F.
1990*	6,561	4 M.F.	-	13 S.F.
1991	6,598	4 M.F.	-	13 S.F.
1992	6,635	4 M.F.	-	13 S.F.
1993	6,672	4 M.F.	-	13 S.F.
1994	6,709	4 M.F.	-	13 S.F.
1995*	6,746	4 M.F.	-	13 S.F.
1996	6,783	4 M.F.	-	13 S.F.
1997	6,820	4 M.F.	-	13 S.F.
1998	6,857	4 M.F.	-	13 S.F.
1999	6,894	4 M.F.	-	13 S.F.
2000*	6,931	4 M.F.	-	13 S.F.
		88 M.F.	-	286 S.F. Increase

* CENSUS YEAR

Total population increase - 814 persons

NOTE: The 88 M.F. and 286 S.F. compares with staff's initial
breakdown of 55 multi-family and 300 single family dwellings.

Alternative #1 (.8173% Increase)

<u>Year</u>	<u>Population</u>	<u>Housing Mix (1/3 M.F. - 2/3 S.F.)</u>		
1978	6,117			
1979	6,167	6 M.F.	-	17 S.F.
1980*	6,217	6 M.F.	-	17 S.F.
1981	6,267	6 M.F.	-	17 S.F.
1982	6,317	6 M.F.	-	17 S.F.
1983	6,367	6 M.F.	-	17 S.F.
1984	6,417	6 M.F.	-	17 S.F.
1985*	6,467	6 M.F.	-	17 S.F.
1986	6,517	6 M.F.	-	17 S.F.
1987	6,567	6 M.F.	-	17 S.F.
1988	6,617	6 M.F.	-	17 S.F.
1989	6,667	6 M.F.	-	17 S.F.
1990*	6,717	6 M.F.	-	17 S.F.
1991	6,767	6 M.F.	-	17 S.F.
1992	6,817	6 M.F.	-	17 S.F.
1993	6,867	6 M.F.	-	17 S.F.
1994	6,917	6 M.F.	-	17 S.F.
1995*	6,967	6 M.F.	-	17 S.F.
1996	7,017	6 M.F.	-	17 S.F.
1997	7,067	6 M.F.	-	17 S.F.
1998	7,117	6 M.F.	-	17 S.F.
1999	7,167	6 M.F.	-	17 S.F.
2000	7,217 ¹	6 M.F.	-	17 S.F.
		132 M.F.	-	374 S.F. Increase

* CENSUS YEAR

¹ Total population increase - 1100 persons

Alternative #2 (1% Increase)

<u>Year</u>	<u>Population</u>	<u>Housing Mix (1/3 M.F. - 2/3 S.F.)</u>		
1978	6,117			
1979	6,178	7 M.F.	-	21 S.F.
1980*	6,239	7 M.F.	-	21 S.F.
1981	6,300	7 M.F.	-	21 S.F. -
1982	6,361	7 M.F.	-	21 S.F.
1983	6,422	7 M.F.	-	21 S.F.
1984	6,483	7 M.F.	-	21 S.F.
1985*	6,544	7 M.F.	-	21 S.F.
1986	6,605	7 M.F.	-	21 S.F.
1987	6,666	7 M.F.	-	21 S.F.
1988	6,727	7 M.F.	-	21 S.F.
1989	6,788	7 M.F.	-	21 S.F.
1990*	6,849	7 M.F.	-	21 S.F.
1991	6,910	7 M.F.	-	21 S.F.
1992	6,971	7 M.F.	-	21 S.F.
1993	7,032	7 M.F.	-	21 S.F.
1994	7,093	7 M.F.	-	21 S.F.
1995*	7,154	7 M.F.	-	21 S.F.
1996	7,215	7 M.F.	-	21 S.F.
1997	7,276	7 M.F.	-	21 S.F.
1998	7,337	7 M.F.	-	21 S.F.
1999	7,398	7 M.F.	-	21 S.F.
2000*	7,459 ¹	7 M.F.	-	21 S.F.
		<u>154 M.F.</u>	-	<u>462 S.F. Increase</u>

*CENSUS YEAR

¹Total population increase - 1342 persons

APPENDIX III

Transportation

South Coast Area Transit (SCAT)

South Coast Area Transit (SCAT) organized in 1973 is a cooperative arrangement among 5 cities within Ventura County including the City of Ojai.

The Ojai buses stop at designated bus stops and may also be requested to stop along the routes by "flagging" or waiving the bus to the side of the road, providing it is a suitable location for buses to safely pull out of traffic.

SCAT buses operate every day of the year except for New Year's Day, Thanksgiving Day, and Christmas Day.

The City of Ojai route is Route #5 (of 10 routes) and is called the Ojai - Thompson Route.

The Ojai - Thompson Route runs from Ventura Fashion Center to Downtown Ventura, Foster Park, Casitas Springs, Oak View, Mira Monte, Meiners Oaks, and Ojai via Mills, Preble, Borchard, Main, Catalina, Thompson, Ventura Avenue (Highway 33), Tico, Pala, La Luna, El Robar, Maricopa Highway, and Ojai Avenue.

Places Enroute: Ventura Fashion Center, Ventura High School, Ventura Main Post Office, Ventura State Beach Park, Senior Recreation Center, Ventura County Fairgrounds, Avenue Public Library, Foster Park, Casitas Springs, Oak View Post Office, Oak View Public Library, Mira Monte, Meiners Oaks Public Library, Nordhoff High School, Ojai Community Hospital, Ojai City Hall, Ojai Post Offices, and Ojai Public Library.

Weekday: Ojai - Thompson Boulevard (Monday - Saturday)

(9 northbound trips/day - starting at 6:55 a.m. and ending at 5:55 p.m.)

(8 southbound trips/day - starting at 7:00 a.m. and ending at 6:00 p.m.)

Sunday Only: Ojai - Main Street

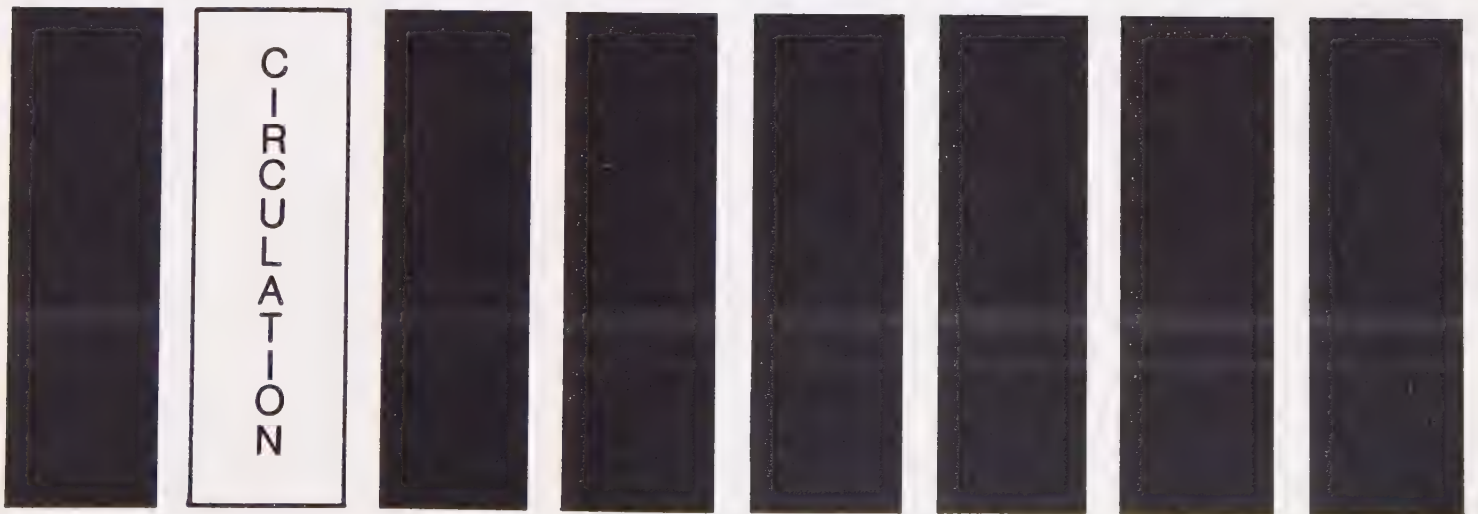
(7 northbound trips/day - starting at 9:53 a.m. and ending at 5:53 p.m.)

(7 southbound trips/day - starting at 10:00 a.m. and ending at 6:00 p.m.)

For actual bus schedules the reader should write or phone:

South Coast Area Transit
336 Sanjon Road
Ventura, California 93003
643-6168 or 485-6363

General Plan



RESOLUTION 88-10

A RESOLUTION OF THE CITY OF OJAI CITY COUNCIL
APPROVING GENERAL PLAN AMENDMENT GPA 87-5 ADOPTING A
CIRCULATION ELEMENT FOR THE CITY'S GENERAL PLAN

BE IT RESOLVED by the City Council of the City of Ojai,
California, as follows:

SECTION 1. The Circulation Element of the Ojai General Plan was prepared in conformance with State law and pursuant to the realization of City of Ojai General Plan overall goals, objectives, and policies. The Element identifies issues related to transportation and circulation in the City of Ojai and its adopted Sphere of Influence; defines street design standards; and formulates Goals and Policies to provide for efficient circulation.

The purpose of the Circulation Element is to establish a Circulation system that is consistent with the character and needs of Ojai, in terms of the desired quality of life, sense of place, cost, use of land, and desired quality of traffic operations. The Circulation Element was formulated to guide the immediate and long-term management of traffic and circulation within City boundaries, and to establish policy guidelines in its planning area. An inventory of existing traffic/circulation is provided in the Ojai Master Environmental Assessment (MEA). From the MEA's inventory, goals, policies, and programs were formulated for the movement of vehicles throughout Ojai and the connections with the circulation system of the surrounding region.

SECTION 2. After taking public testimony and hearing evidence from City staff and the consultants preparing the Circulation Element, the Council finds, pursuant to the findings set forth in the staff report dated April 16, 1988, that the proposed General Plan Amendment to adopt a Circulation Element of the General Plan satisfies the requirements of law for a General Plan Amendment.

SECTION 3. The Council finds that a Negative Declaration prepared for the Circulation Element meets all applicable requirements for the California Environmental Quality Act and there is no substantial evidence that GPA 87-5 will result in a significant effect upon the environment.

SECTION 4. The Council hereby approves GPA 87-5.

PASSED AND APPROVED this 26th day of April, 1988, by the following roll call vote.

AYES:	DeVito, Shelley, Loeb1, McDevitt, Olsen
NOES:	None
ABSTAIN:	None
ABSENT:	None



Mayor of the City of Ojai



City Clerk of the City of Ojai

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)
)
CITY OF OJAI)

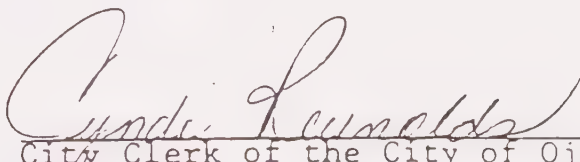
I, CYNDI REYNOLDS, City Clerk of the
City of Ojai do hereby certify that the above and
foregoing Resolution was duly passed and adopted by
the City Council of said City at a regular meeting
thereof held on the 26th day of April, 1988
by the following vote:

AYES: DeVito, Shelley, Loeb1, McDevitt, Olsen

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed the official Seal of said City this
26th day of April, 1988.



City Clerk of the City of Ojai

(SEAL)

CIRCULATION ELEMENT

Introduction

BACKGROUND AND PURPOSE OF THE ELEMENT

The Circulation Element of the Ojai General Plan was prepared in conformance with State law and pursuant to the City of Ojai General Plan overall Goals, Policies, and Programs. The Element identifies issues related to transportation and circulation in the City of Ojai and its adopted Sphere of Influence; defines street design standards; and formulates Goals and Policies to provide for efficient circulation.

Purpose

The purpose of the Circulation Element is to establish a safe Circulation System that is consistent with the character and needs of Ojai, in terms of the desired quality of life, sense of place, cost, use of land, and desired quality of traffic operations.

The purpose of the Circulation Element is to accomplish the following:

- Provide a unified and functional street system;
- Provide adequate traffic circulation and retain the unique character of Ojai;
- Coordinate the transportation and circulation system with planned land uses;
- Promote the efficient transport of goods and the safe and effective movement of all segments of the population; and,
- Make efficient use of existing transportation facilities.

ASSUMPTIONS/DEFINITIONS

As a premise to the establishment of the General Plan Circulation Element and its Goals and Policies, an outline of assumptions used to create the Circulation Element is provided below:

- This circulation Element provides for movement of vehicles throughout the City and for connection to the circulation system in the surrounding region. It assumes a continued dependency on the automobile for the primary mode of transportation in the City and surrounding region. Other transportation modes such as mass transit and rapid transit have been evaluated, but the individually-operated auto is considered to remain the first choice for transportation by the majority of the population.

- The circulation network is designed to achieve the Goals and Objectives of the City of Ojai General Plan. The system is planned to support the land uses provided for in the Land Use Element of the General Plan as well as transportation-related Goals. This Circulation Element assumes the relationship of transportation and land use is dynamic and interdependent.
- The Circulation Element considers the relationship of other Elements of the General Plan such as the Land Use, Housing, Open Space, and Noise Elements. Circulation planning efforts must be integrated with these other Elements to ensure the development of a safe and efficient circulation system. The Circulation Element Programs can have an impact upon these other General Plan Elements by the provision of access to employment, housing, and recreation facilities, and influencing land use patterns. This influence has the potential to adversely impact noise sensitive uses, biological and scenic resources, and the quality of life in Ojai.

Circulation facilities have been categorized in the General Plan as a means of defining Goals, Policies and Standards for the Ojai Circulation Element. Circulation definitions and examples are provided below. The headings used are standard Transportation Engineering terms.

State Highway

There are two existing State Highways in the Ojai Planning Area. These are State Routes 33 and 150. Typical cross-sections for each route within the City are as shown on the Circulation Element Map (CIR-1). State Highway widths are as established by the state. Maintenance levels and highway improvements (e.g. traffic signal, roadway widening) are controlled by the State Department of Transportation.

Collector Streets

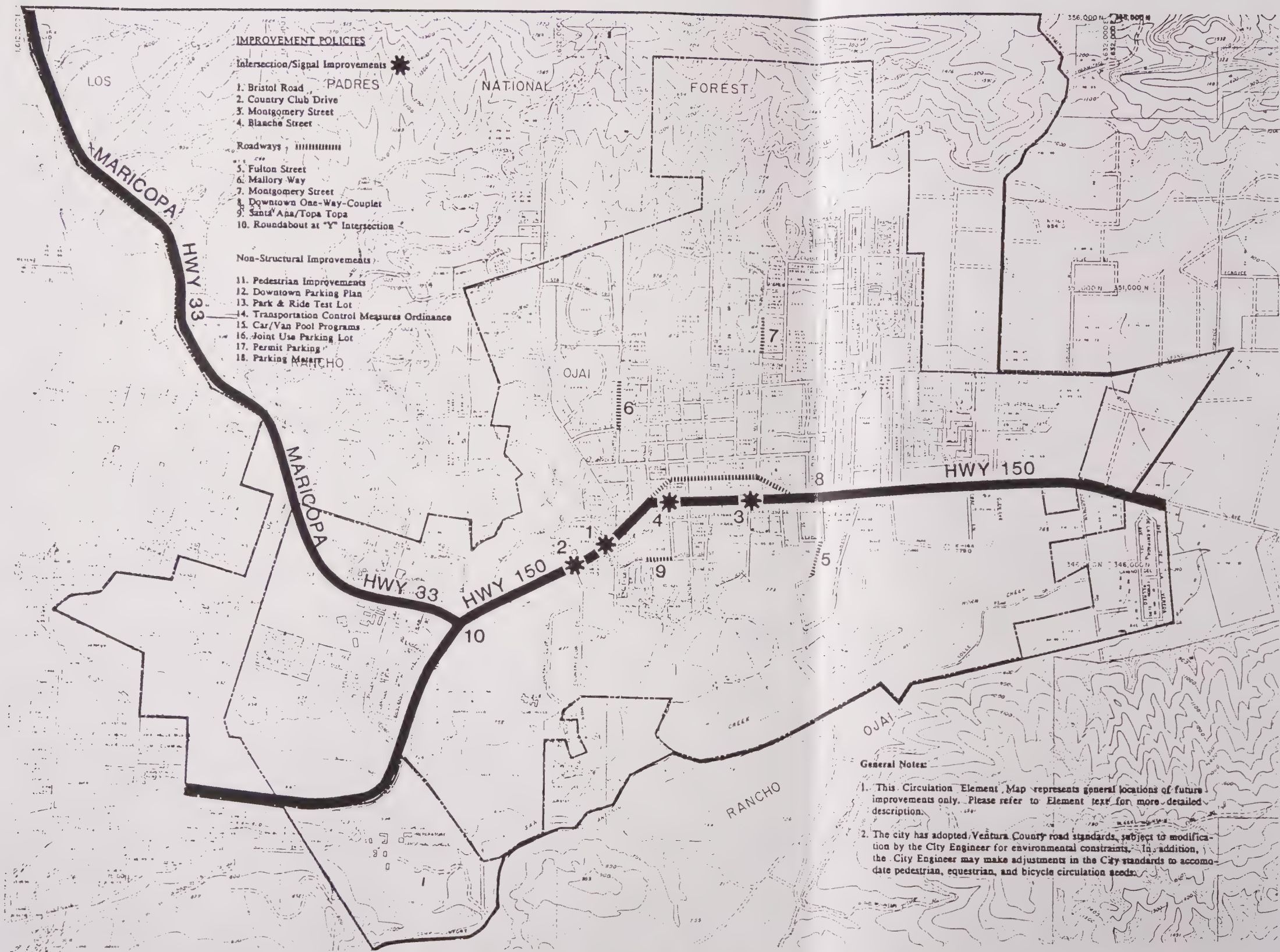
Collector Streets are defined as streets that serve abutting property and carry traffic to State Highways. The major Collector streets within the City and its Sphere of Influence are shown on the Circulation Element Map. Collector streets are two lanes with widening at intersections.

Local Streets

Local streets provide for neighborhood traffic movement. They carry traffic from individual properties to Collectors and ultimately to State Highways. They are not encouraged to carry through traffic and are typically two lanes. All existing and future local streets are not shown on the Circulation Element Map.

Couplet

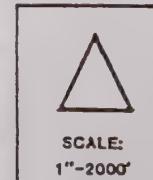
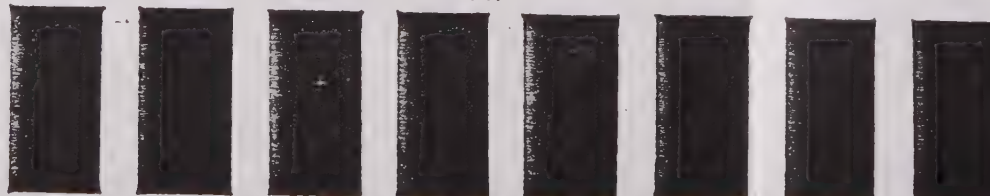
A couplet may be a Collector, Local, or State Highway or combination of these roadways designed to carry traffic in only one direction. Special cross sections for any couplet will



CIRCULATION ELEMENT MAP

GENERAL PLAN

CITY OF OJAI



SOURCE: BDI & SANCHEZ
TALARICO ASSOC. INC.

EXHIBIT CIR-1

CIRCULATION ELEMENT

Issues and Needs

The Ojai Valley has numerous circulation issues. For example, existing circulation routes are limited. Information on existing and future streets and highways is contained in the City of Ojai Master Environmental Assessment. The issues listed below are those that necessitated a revision to this element.

GENERAL

Issues affecting the circulation system and facilities in Ojai were raised based upon research and analysis of existing and future roadway conditions. The major circulation issues in the community are briefly listed below:

- Roadway capacity on Ojai Avenue does not meet existing demand. The limited roadway capacity causes the diversion of vehicular traffic into residential areas.
- Peak-period capacity deficiencies occur every day, on weekends, and during special events. These deficiencies make turning movements difficult, increase the potential for accidents, and detract from the quality of life in Ojai.
- Even with development limitations in the City and adjacent areas, traffic impacts in the community cannot be eliminated.
- Any increase in roadway capacity must be provided in a way that retains the unique character of Ojai as perceived by the community. The circulation network must accommodate special community features such as prominent landforms, biological resources, scenic quality and sensitive noise receptors.
- The major capacity deficiency in Ojai occurs along Ojai Avenue.
- The visual appearance of the circulation system affects the efficiency of traffic circulation. It contributes to the definition of the image of Ojai held by residents and visitors to the community. The existing and future circulation system must respect the special circumstances that contribute to this sense of place.

CIRCULATION ELEMENT

Goals, Policies, and Implementing Programs

INTRODUCTION

This section of the Circulation Element sets forth City Goals, Policies and Implementing Programs for the movement of vehicles throughout Ojai and the connections with the circulation system of the surrounding region. The circulation issues in Ojai are numerous, complex, and involve other Elements of the Ojai General Plan.

Where necessary and appropriate, Goals, Policies and Programs are cross-referenced to other General Plan Elements (i.e., Conservation, Open Space, and Recreation Elements). In such cases, the referenced element's Goals, Policies and Programs are incorporated in the Circulation Element by reference and by their application to the Circulation Element Map.

The first category ("GENERAL") provides overall circulation Goals, Policies and Implementing Programs. The GENERAL section is then followed by specific circulation sections related to State Highways, Collector Streets, Local Streets, Couplets and Special Circumstances.

GENERAL

IT SHALL BE THE INTENTION OF THE CITY OF OJAI TO PROVIDE FOR THE MOVEMENT OF GOODS AND PEOPLE SAFELY THROUGHOUT THE CITY AND THE SURROUNDING REGION. TO THIS END, ACCEPTABLE AND SAFE LEVELS OF SERVICE ON COMMUNITY ROADWAYS SHALL BE ACCOMPLISHED BY MODIFYING SELECTED SECTIONS, WHILE PRESERVING THEIR SCENIC QUALITIES.

Policy: The city shall use the Circulation Element Map to guide the implementation of the circulation system.

Program: The City shall only accept applications for developments that are consistent with the Circulation Element Map.

Program: The Circulation Element Map shall be reviewed annually as a part of an overall review of community needs and of the General Plan.

Policy: To the maximum extent feasible the City shall require a level of service "C" on all roadways within the community, recognizing that Ojai Avenue will have less than desired levels of service.

Program: The city will review all discretionary projects within the community. Where project specific impacts will create levels of service worse than "C", the City may deny these projects.

be designed based upon individual circumstances. They are not shown on the Circulation Element Map.

Special Circumstances

Many of the streets in Ojai are unique. Streets with special circumstances shall be defined in the Circulation Element as those abutting historic structures, facilities or located with oak tree constraints.

LEGAL AUTHORITY

The state of California mandates that a city is responsible for preparing a comprehensive General Plan for the long-term physical development of the city and of any land outside its boundaries that is considered relevant to its planning. California Government Code Section 65302, pertaining to the required elements of a General Plan, states the following:

The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals. The plan shall include the following element....A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

The Index Matrix within the Introduction Section of this General Plan provides an index/reference of State General Plan requirements and under which sections of the Ojai General Plan the State requirement is fulfilled.

Program: The City shall coordinate with the County in the monitoring and the review of development in the region and request that the County deny projects inconsistent with the above policy.

Program: Data in the MEA related to roadways and the circulation system shall be continually updated so as to provide informed decisions related to the circulation goals.

Policy: The City shall review the Land Use Element and Zoning Ordinance and make such changes necessary to achieve consistency with Circulation Element Goals.

Program: The City shall review and amend the Land Use Element on a regular basis. The City shall provide development densities and intensities in the community that are consistent with Circulation Element Goals.

Program: The City shall annually review zoning in the community to assure that development limitations are consistent with the Land Use Element.

Program: The City shall establish special provisions in the Housing and Land Use Elements of the General Plan to only allow development that is consistent with the goals and policies of the Circulation Element.

Policy: It is the policy of the City of Ojai that all development shall be required to pay its fair share for roadway improvements.

Program: The City will investigate the adoption of a roadway fee system based upon fair share contributions to the overall existing and future circulation system.

Program: The City will require any new development to be responsible for reasonable circulation system improvements related to project impacts.

Program: The City will require development that impacts the circulation system in areas outside of its jurisdiction to mitigate the impact(s) (if reciprocal programs exist).

Program: The City will require that new development be within the operating constraints of existing public utilities and facilities, or contribute its fair share for necessary improvements to such public utilities and facilities.

Program: It shall be the policy of the City to require the preparation of a traffic study identifying circulation issues and making appropriate recommendations in conjunction with review of any major development or land subdivision.

STATE HIGHWAYS

THE COMMUNITY SUPPORTS THE STATE HIGHWAY SYSTEM IN PLANNING FOR THE FUTURE CIRCULATION SYSTEM IN THE CITY OF OJAI SPHERE OF INFLUENCE. THIS SUPPORT INCLUDES ALL ACTIONS NECESSARY TO INCREASE SAFETY IN THE MOVEMENT OF GOODS AND PEOPLE, SO LONG AS ANY FUTURE IMPROVEMENT IS CONSISTENT WITH THE OVERALL ENVIRONMENTAL GOALS OF THE COMMUNITY AND RESPECTS THE UNIQUE FEATURES AND SENSE OF PLACE THAT IS OJAI.

Policy: It is the policy of the City of Ojai to limit the number of lanes on State Highways in the City and its Sphere of Influence to two lanes except at intersections.

Program: The City will work with the State and County in all ways to ensure the safe movement of goods and people in the community.

Program: The City will not approve any discretionary developments that propose or require additional lanes on State Highways within the City of Ojai Sphere of Influence, except at intersections.

Program: The City will work with the State and County to limit the density and intensity of future development in the Ojai Valley.

Program: The City Circulation Element Map shall reflect the policy of two highway lanes (except at intersections) at all times.

Program: The City shall actively support feasible public transit programs, car pools, van pools and other similar trip reduction techniques.

Program: The City shall investigate the feasibility and desirability of a downtown one way couplet.

COLLECTOR AND LOCAL STREETS

IT SHALL BE THE GOAL OF THE COMMUNITY TO CONTINUE TO DEVELOP COLLECTOR AND LOCAL STREETS TO SERVE THE RESIDENTS OF THE CITY OF OJAI. THESE STREETS SHALL BE PLANNED AND DEVELOPED IN A MANNER THAT WILL DISCOURAGE NON-LOCAL TRAFFIC FROM ENTERING RESIDENTIAL NEIGHBORHOODS WITHIN THE COMMUNITY, CONSISTENT WITH THE SAFE AND ORDERLY MOVEMENT OF VEHICULAR TRAFFIC.

Policy: It shall be the policy of the City of Ojai to not provide for east/west collector roads or local streets that could be used as regional or through traffic alternatives to State Highways and to phase improvements so as to not create such conflicts.

Policy: The Circulation Element Map shall be kept current and maintained in a manner that provides specific guidance about permitted future roadways.

Policy: The Circulation Element Map will be used as a guide for the extension of all future roads in the community. It shall be necessary to amend the Circulation Element Map to extend or improve any roadway not depicted on said map, unless definitions provide for its non-depiction.

Program: The City shall review all discretionary actions for consistency with the Circulation Element Map and this Policy. The City shall deny all such actions that it deems inconsistent with this policy.

SPECIAL CIRCUMSTANCES

IT SHALL BE THE GOAL OF THE COMMUNITY TO PRESERVE UNIQUE STREETS IN OJAI SUCH AS THOSE THAT ABUT HISTORIC STRUCTURES, FACILITIES OR ARE LOCATED WITHIN OAK AND/OR SYCAMORE TREE CONSTRAINTS.

Policy: In planning for the future of Ojai's circulation system, street design shall reflect the importance of the unique environment that is Ojai.

Program: The City shall continue to protect oak and sycamore trees located within existing roadway rights-of-way.

Program: The City shall not develop streets to the detriment of historic structures or facilities within the community.

Program: The City shall develop design standards that promote safety in areas of special circumstances and maximize the natural or man-made unique nature of the community.

TRANSIT

IT SHALL BE THE GOAL OF THE CITY OF OJAI TO MAKE PUBLIC TRANSIT FLEXIBLE AND CONVENIENT. THE CITY SHALL STRIVE TO MAKE TRANSPORTATION ALTERNATIVE MODES AS CONVENIENT AS THE AUTOMOBILE.

Policy: The City shall support public mass transit.

Program: The City shall make transit information available to members of the community at City Hall and other public places.

Program: The City shall require that any significant new development prepare a transit enhancement program to be approved by the City.

Program: The City shall review the Land Use Element of the General Plan for consistency with this policy.

Policy: The City shall give priority to development that provides for increased transit patronage, consistent with other general plan goals. -

PEDESTRIAN CIRCULATION

AN ADEQUATE PUBLIC PEDESTRIAN CIRCULATION SYSTEM SHALL BE PROVIDED WITHIN THE CITY OF OJAI AND ITS SPHERE OF INFLUENCE.

Policy: All development in the city shall be linked by appropriate pedestrian circulation that is sensitive to the unique environmental characteristics of the community.

Program: The City shall attempt to improve existing pedestrian circulation system deficiencies in the developed area of the City, emphasizing routes utilized by school children and in the downtown area.

Program: The City shall promote the creation and extension of hiking/biking trails as part of the design of significant new developments.

Pedestrian trails and footpaths, along with equestrian and bicycle trails are included in the Recreation Element of the General Plan.

Policies and definitions regarding these trails may be found at pages REC-2, REC-3, REC-8, REC-13, and REC-14 of the Recreation Element. In addition, a map indicating these trails may be found as part of the Recreation Element (Exhibit REC-2).

IMPROVEMENT POLICY

The City of Ojai has set forth an Improvement Policy which describes proposed circulation improvements. This policy includes both structural and non-structural improvements. The Policy and proposed time line are attached.

CIRCULATION ELEMENT

Improvement Policy

STRUCTURAL IMPROVEMENTS

PHASE

Intersection/Signal Improvements

87-92

93-00

00-10

1. Bristol Road

I

The improvement involves the installation of a traffic signal at the intersection of Bristol Road and Ventura Avenue/Ojai Avenue.

2. Country Club Drive

I

This improvement is the installation of a traffic signal at the intersection of Country Club Drive and Ventura Avenue/Ojai Avenue. The signal is a requirement of the development of the Ojai Valley Inn expansion project.

3. Montgomery Street

I

The improvement involves the installation of a traffic signal at the intersection of Montgomery Street and Ventura Avenue/Ojai Avenue.

4. Blanche Street

I

The improvement involves the installation of a traffic signal at the intersection of Blanche Street and Ventura Avenue/Ojai Avenue.

PHASE

Roadways

87-92

93-00

00-10

5. Fulton Street

I

This project would entail the extension of Fulton Street to Bryant Circle. The improvement would provide a second access to the Business Park on Bryant Circle. The extension would be approximately 600 feet. This extension is necessary to provide an alternative route into the Business Park and to mitigate the congestion which will occur on Bryant Street (which is substandard in terms of width) with full development of the Business Park. This improvement would also serve to link areas of like zoning and provide for internal circulation for the similar uses in the area.

6. Mallory Way

II

Mallory Way would be extended approximately 900 feet. The City has existing right-of-way. A dirt road presently exists at this location. Funding would need to be through a fee program or general fund sources. Construction of this street will eliminate the existing right angle turn at Raymond Street from Libbey, and divert through traffic from Raymond which is significantly substandard in width.

7. Downtown One-Way-Couplet

I

- 7a. Prior to construction of a Downtown One-Way Couplet, a feasibility study will be prepared. This study will analyze the economic, social, and environmental effects of the couplet.

<u>Roadways (cont'd.)</u>	PHASE		
	<u>87-92</u>	<u>93-00</u>	<u>00-10</u>

II

- 7b. This project involves the construction of a one-way couplet in the downtown business area. The project would involve coordination with CalTrans. Major parking changes in the downtown business area would occur with this project. The objective of this project is to increase capacity of the most traffic-impacted section of Ventura Avenue/Ojai Avenue.

8. Santa Ana/Topa Topa

III

This project would be the extension of Santa Ana Street or Topa Topa Drive/Topa Topa Street to connect and provide an east/west roadway south of Ventura Avenue/Ojai Avenue. This project would not be recommended until something is done to increase capacity on Ojai Avenue per policy.

9. Roundabout at "Y" Intersection

I

This is a project proposed by CalTrans to demonstrate an alternative method of intersection control. It is not a City project, but is included here for completeness.

NON-STRUCTURAL IMPROVEMENTS

10. Pedestrian Improvements

Ongoing

Ongoing annual program per policy.

PHASE

Parking Improvements (cont'd.)

87-92

93-00

00-10

11. Downtown Parking Plan

I

It is intended that the parking plan provide for the efficient use of parking spaces and encourage pedestrian use of the community. It should be done with reference to the possibility of a one-way couplet.

12. Park & Ride Test Lot

I

The Park & Ride Test Lot would be a leased facility implemented in a short time frame. The "test" should be six months to one year in duration and coordinated with non-structural improvements.

13. Transportation Control Measures Ordinance

I

This involves the development of a non-structural transportation control measures ordinance (TCM) for the City. The TCM ordinance can involve all non-structural aspects of traffic and circulation, with particular emphasis on land use and non-motorized strategies for reducing traffic congestion.

14. Car/Van Pool Programs

I

These programs involve support for van/car pool drivers. This support can involve parking preference in commercial areas, coordination with test commuter parking lots, match programs and other direct and indirect benefits.

	PHASE		
<u>Parking Improvements</u>	<u>87-92</u>	<u>93-00</u>	<u>00-10</u>

15. Joint Use Parking Lot

II

It is intended that these parking lots serve the Oxnard/Ventura business commuter during the weekdays and the visitor to the valley during the weekends. These lots would be intended for both short-term and long-term users.

16. Permit Parking

II

Several parking permit programs are possible. These include a residential parking-by-permit program, a downtown meter program and commuter preference program. Each of these programs would be designed to provide a benefit to a specific group.

17. Parking Meters

III

Parking meters would be installed with the one-way couplet in the downtown area. It is intended that the meters be coordinated with a residential parking-by-permit program to restrict visitor parking in residential areas.

	<u>PHASE</u>		
	SHORT 1987 - 1992	MEDIUM 1993 - 2000	LONG 2000 - 2010
<u>STRUCTURAL ROADWAY IMPROVEMENTS</u>			
1. Bristol Signal	X		
2. Country Club Signal	X		
3. Montgomery Signal	X		
4. Blanche Signal	X		
5. Fulton Street Extension	X		
6. Mallory Way Extension		X	
7. Downtown Couplet Design Study and Construction if indicated	X	X	
8. Santa Ana/Topa Topa Connection			X
9. Roundabout at "Y" Intersection	X		

PHASE

SHORT
1987 - 1992

MEDIUM
1993 - 2000

LONG
2000 - 2010

NON STRUCTURAL ROADWAY IMPROVEMENTS
PARKING, PEDESTRIAN AND BIKEWAY

10. Pedestrian Improvements

Ongoing

11. Downtown Parking

X

12. Park and Ride Test Lot

X

13. TCM Ordinance

X

14. Car/Van Pool Program

X

15. Joint Use Parking Lot

X

16. Permit Parking

X

17. Parking Meters

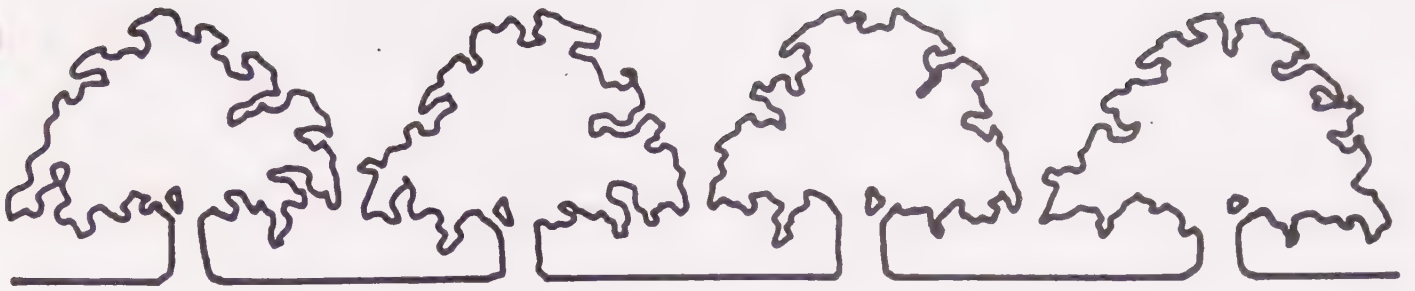
X

Bikeway Plan
(See Recreation Element)

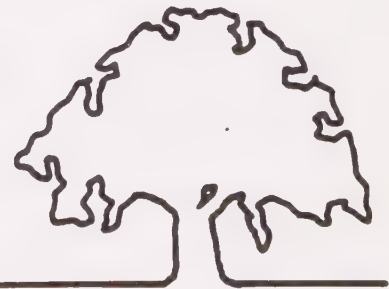
Bikeway Implementation
(See Recreation Element)

General Plan

HOUSING



City of Ojai



HOUSING ELEMENT

OJAI CITY COUNCIL

RESOLUTION NO. 37-15

A RESOLUTION OF THE OJAI CITY COUNCIL
APPROVING GENERAL PLAN AMENDMENT GPA 87-3
ADOPTING A HOUSING ELEMENT
FOR THE CITY'S GENERAL PLAN.

BE IT RESOLVED by the City Council of the City of Ojai, California, as follows:

SECTION 1. The City Council, upon recommendation of the Planning Commission, may amend the General Plan or any part or element or map thereof.

The General Plan of the City of Ojai must contain, among other elements, the Housing Element, which will serve as a guide for future housing planning and development within the City.

The Planning Commission has held a public hearing at which it considered the adoption of the Housing Element. The City of Ojai has prepared an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Planning Commission desires to recommend adoption of the Housing Element.

SECTION 2. The Housing Element of the City of Ojai General Plan was prepared in conformance with State law pursuant to overall City goals, objectives, and policies. It is consistent with other Elements of the Ojai General Plan.

The purpose of the Housing Element is to preserve the quality of life found in Ojai while exploring opportunities for providing housing for residents.

This Element was created to provide policies, goals and objectives to meet the mandates and requirements of State law, to provide housing for all segments of the community within the constraints of the existing infrastructure, the Air Quality Management Plan, other City policies, plans and objectives and the environmental integrity of the Ojai Valley.

SECTION 3. Following a duly noticed public hearing and after receiving evidence from City staff, the City

Council finds, pursuant to the findings set forth in the staff report dated April 22, 1987, that the proposed General Plan Amendment to adopt a Housing Element of the General Plan satisfies applicable requirements of law.

SECTION 4. The City Council certified the Environmental Impact Report prepared for the Housing Element, GPA 87-3, meeting all applicable requirements of the California Environmental Quality Act by Resolution No. 87-14.

SECTION 5. The City Council hereby approves GPA 87-3 adopting a Housing Element for the City's General Plan.

PASSED AND ADOPTED this 28th day of April, 1987, by the following roll call vote.

AYES:	DeVito, McDevitt, Shelley, Olsen, Loeb1
NOES:	None
ABSTAIN:	None
ABSENT:	None

Frank McDevitt
Mayor, City of Ojai

ATTEST:

Cyndi Reynolds
City Clerk, City of Ojai

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)
)
CITY OF OJAI)

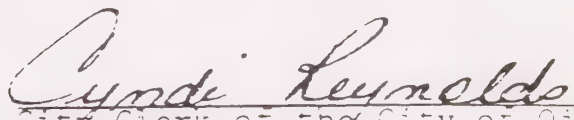
I, CYNDI REYNOLDS, City Clerk of the
City of Ojai do hereby certify that the above and
foregoing Resolution was duly passed and adopted by
the City Council of said City at a regular meeting
thereof held on the 28th day of April, 1987
by the following vote:

AYES: DeVito, McDevitt, Shelley, Olsen, Loeb

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed the official Seal of said City this
28th day of April, 1987


City Clerk of the City of Ojai

(SEAL)

OJAI CITY COUNCIL

RESOLUTION NO. 87-14

A RESOLUTION OF THE OJAI CITY COUNCIL
CERTIFYING THE ENVIRONMENTAL IMPACT REPORT
FOR THE HOUSING ELEMENT OF
THE CITY'S GENERAL PLAN.

BE IT RESOLVED by the City Council of the City of Ojai, California, as follows:

SECTION 1. The City Council, upon recommendation of the Planning Commission, may amend the General Plan, or any part or element or map thereof.

The General Plan of the City of Ojai must contain, among other elements, the Housing Element, which will serve as a guide for future housing planning and development within the City.

The Planning Commission has held a public hearing at which it considered the adoption of the Housing Element and desires to recommend adoption of the Housing Element.

SECTION 2. The City of Ojai has prepared an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) and the State CEQA and City Guidelines. The Draft Environmental Impact Report is a Program EIR which addresses potential environmental impacts which could be created by implementation of the General Plan Housing Element of the City of Ojai.

SECTION 3. The City Council reviewed the information contained in the Environmental Impact Report and finds that the Environmental Impact Report prepared for the Housing Element meets all applicable requirements of the California Environmental Quality Act and there is no substantial evidence that GPA 87-3 will result in a significant effect upon the environment. The Council has considered the information in the Final Environmental Impact Report.

SECTION 4. Following a duly noticed public hearing, and after receiving evidence from City staff, the City Council finds the Final Environmental Impact Report satisfies the applicable requirements of law.

SECTION 5. The City Council hereby certifies the Environmental Impact Report for the Housing Element of the City's General Plan.

PASSED AND ADOPTED this 28th day of April, 1987, by the following roll call vote.

AYES:	DeVito, McDevitt, Shelley, Olsen, Loeb
NOES:	None
ABSTAIN:	None
ABSENT:	None

Frank McDevitt
Mayor, City of Ojai

ATTEST:

Cynda Reynolds
City Clerk, City of Ojai

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)
)
CITY OF OJAI)

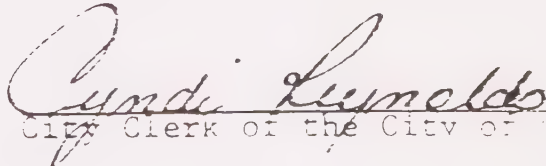
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by the following vote:

AYES: DeVito, McDevitt, Shelley, Olsen, Loeb

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed the official Seal of said City this
28th day of April, 1987


City Clerk of the City of Ojai

SEAL.

City of Ojai
Housing Element
TABLE OF CONTENTS

	<u>Page</u>
List of Exhibits	v
List of Tables	vi
I. EXECUTIVE SUMMARY	1
A. Existing Conditions	1
B. Housing Need	1
C. Opportunities and Constraints	2
D. Housing Programs	2
E. General Plan and Environmental Assessment	2
F. Update and Evaluation	2
II. POLICIES, GOALS AND OBJECTIVES	3
III. EXISTING CONDITIONS	5
A. Demographic Characteristics	5
B. Housing Characteristics	7
C. Economic Characteristics	11
IV. HOUSING NEEDS	13
A. Discussion of Existing Housing Needs	13
B. Discussion of Projected Housing Needs	23
V. OPPORTUNITIES AND CONSTRAINTS	27
A. Opportunities	27
B. Constraints	28

City of Ojai Housing Element
TABLE OF CONTENTS

	<u>Page</u>
VI. HOUSING PROGRAMS	29
A. Description of Housing Programs	29
1. Section 8 Rental Subsidies for Low Income Households	29
2. Continuance of Senior Citizen Housing Project	29
3. Section 8 Program for Elderly and Handicapped	30
4. Affordable Housing Incentives Program	30
5. Density Bonus Program for Developers	31
6. Housing Information Outreach Program	32
7. Home Improvement Information Program	32
8. Community Development Block Grant (CDBG) Loans	32
9. Deferred Payment Rehabilitation Loans	32
10. Energy Conservation Library	33
11. "Fast-Track" Development Processing	34
12. Plan and Development Standards Review	34
13. Energy Conservation Incentives Program	34
14. Neighborhood Public Improvements	35
15. HUD Section 8 Substantial and Moderate Rehabilitation Program (or Successor Programs)	35
16. Home Maintenance Counseling Program	36
17. Neighborhood "Clean-Up/Fix-Up" Campaigns	37
B. Programs Implementation	38
1. Section 8 Rental Subsidies for Low Income Households	38
2. Continuance of Senior Citizen Housing Project	38
3. Section 8 Program for Elderly and Handicapped	39
4. Affordable Housing Incentives Program	39
5. Density Bonus Program for Developers	40
6. Housing Information Outreach Program	40
7. Home Improvement Information Program	40
8. Community Development Block Grant (CDBG) Loans	41
9. Deferred Payment Rehabilitation Loans	41
10. Energy Conservation Library	42
11. "Fast-Track" Development Processing	42
12. Plan and Development Standards Review	42

City of Ojai Housing Element
TABLE OF CONTENTS

	<u>Page</u>
13. Energy Conservation Incentives Program	43
14. Neighborhood Public Improvements	43
15. HUD Section 8 Substantial and Moderate Rehabilitation Program (or Successor Programs)	44
16. Home Maintenance Counseling Program	44
17. Neighborhood "Clean-Up/Fix-Up" Campaigns	45
C. Program Implementation Schedule	46
VII. CONSISTENCY WITH GENERAL PLAN AND COMMUNITY GOALS	47
A. City of Ojai General Plan (1979)	47
B. Land Use Element Objectives	47
C. Area of Influence	48
VIII. ENVIRONMENTAL ASSESSMENT	49
A. Introduction	49
B. Land Use	50
C. Population	50
D. Housing	50
E. Transportation, Circulation, Parking	50
F. Air	51
G. Water	51
H. Noise	51
I. Light and Glare	52
IX. UPDATING AND EVALUATION	53
A. Annual Review	53
B. Program Evaluation Form Instructions	54
C. Update Requirements	56

City of Ojai Housing Element
TABLE OF CONTENTS

	<u>Page</u>
X. DESCRIPTION OF PUBLIC PARTICIPATION	58
A. Review of Draft Housing Element by Citizen Committee	58
B. Review of Draft Housing Element by Public Agencies, Citizen's Groups.	58
C. Public Hearings on the Draft Housing Element	58
FIGURE 1 HOUSING ELEMENT PROGRAM EVALUATION FORM	61
FIGURE 2 HOUSING ELEMENT PROGRAM EVALUATION FORM	62

City of Ojai
Housing Element

LIST OF EXHIBITS

<u>Exhibit</u>		<u>Page</u>
1	Land Use Survey Map	9
2	Zoning Map	10
3	Potential Sites for Affordable Housing	20
4	Ventura County Vicinity Map	26

City of Ojai
Housing Element

LIST OF TABLES

<u>Table</u>		<u>Page</u>
1	Population Distribution by Age	5
2	Population Distribution by Race	6
3	City of Ojai Residential Land Use	8
4	1979 Household Income Distribution	12
5	Major Cost Components Single Family Housing	15
6	Future Housing Unit Needs Distribution	23
7	SCAG-82 Modified Forecasts	25

I. EXECUTIVE SUMMARY

The City of Ojai ("City") is a community of unique character. It might best be described as an area which reflects a character and quality of life reminiscent of earlier days in California. Rural character has been preserved in an oak tree studded valley where many diverse lifestyles coexist. The community is justifiably proud of the quality of lifestyle and physical environment typified in the valley. The diversity in this community is considered by its residents to be a positive influence, and the intent of this Housing Element is to explore ways and means by which all segments of Ojai's population can secure and maintain safe and aesthetically appealing housing. The objective of this document is to preserve the quality of life found in Ojai while exploring opportunities for providing housing to its residents.

A. Existing Conditions

A survey of the existing housing stock in the City indicates that housing conditions are, generally, quite good. At initial investigation, a significant amount of undeveloped land appeared to be available for new construction. However, previous commitments or development proposals, coupled with the occurrence of physical constraints in many areas, preclude the feasibility of developing low and moderate-cost housing in many areas. Therefore, a relatively limited amount of land is actually available and suitable for this type of construction.

B. Housing Need

There are 510 households (18%) in need of assistance in the City. The thrust of the recommended programs is to reduce this figure.

The primary housing needs in the City appear to be those for moderate income housing for the elderly, for young families, and for female heads of households. The demographics of the City indicate a significantly higher proportion of elderly households than is typically found in a community. This, combined with a relatively high cost of housing, proves problematic since many of the elderly are living on fixed incomes. The cost of housing and terms of present financing keep young people and one parent households from entering the housing market or from securing adequate and available rental properties.

C. Opportunities and Constraints

Many of the opportunities available to the City are those initiated and executed at the local level. This includes incentive programs and community assisted self-help programs. Presently, the City has implemented several opportunities for providing elderly housing, and therefore, seems to be effectively dealing with the community's most pressing and most significant housing need.

Constraints are primarily the lack of available and suitable sites for new construction, and the implications of the area's air quality maintenance program ("AQMP") mandate. The City's growth management ordinance limits new construction but is a response to the requirements of the AQMP.

D. Housing Programs

Specific objectives and programs are outlined which respond to goals and objectives formulated expressly for the preparation of this document. Programs presently in use are included, along with an inventory of available programs which are consistent with the character of the City and its goals. Responsibilities of relevant agencies and implementation is provided in a matrix format. These programs may be revised and/or expanded in subsequent updates of the Housing Element.

E. General Plan and Environmental Assessment

The Housing Element is consistent with the City's General Plan and the findings of the City's Master Environmental Impact Report. None of the recommendations or proposals in this document constitute a negative or adverse impact on the community.

F. Update and Evaluation

The final chapter of this document sets forth the requirements and a recommended methodology for the periodic update of the Element and of data maintenance in the interim. A sample format sheet and appropriate formulas are presented in this section.

II. POLICIES, GOALS AND OBJECTIVES

An important task in developing a housing element for any local government is determining the direction in which the community wishes to move relative to the provision of housing. To that end, the City administration, its Planning Department staff and the City's elected officials have worked extensively to determine the issues and priorities of the community.

The following policies, goals and objectives were developed, under which the City's Housing Element will proceed.

- A. To provide guidance toward the City's policy of providing housing for all segments of the community regardless of race, religion, sex, marital status, ancestry, national origin or color, particularly those special needs identified for: senior citizens, young families, and families with a female head of household. The quantified objective of the City is to strive to have 94 new housing units constructed in the City by 1988 (see Table 6).
- B. To develop housing plans and programs which will allow for a balance of housing product types and prices for the community residents. Of the 94 total housing units discussed above, the City's quantified objective for the provision of housing includes 16 housing units for very low income families, 27 housing units for low income families, 22 housing units for moderate income families and 29 housing units for upper income families.
- C. To develop housing plans and programs which are consistent with the existing location and capacity of the local infrastructure network.
- D. To meet the State requirements for the provision of housing.
- E. To develop a Housing Element which is consistent with the requirements and mandate of the State law.
- F. To maintain consistency with the provisions of the AQMP.
- G. To develop a housing plan and program that is consistent with the policies, goals and objectives of the City's General Plan.

City of Ojai Housing Element

- H. To develop housing plans and programs which allow for maintaining and improving the housing stock and the environmental integrity characterizing the Ojai Valley.
- I. To develop a plan which will be consistent with and enhance the community image and the quality of life currently existing in Ojai.

III. EXISTING CONDITIONS

A. Demographic Characteristics

The population of Ojai in 1980 was 6,816 according to the U.S. Census. This was an increase of 1,225 persons from 1970. The California Department of Finance has estimated the January, 1985 population in Ojai to be 7,589. The growth rate for the City has slowed substantially since the early 1970's; this trend is expected to continue as the City builds out.

Table 1 shows the population distribution by age for Ojai and Ventura County. The median age in Ojai is almost nine years older than the County's. It is also a significant fact that over 20 percent of the population in Ojai is 65 or older compared to 8.3 percent for the entire County.

Table 2 shows population distribution by race. Data for the County is included for purposes of comparison.

TABLE 1

POPULATION DISTRIBUTION BY AGE

	Ojai ----	% ---	Ventura County -----	% ---
Under 17	1965	24.9	165,006	31.2
18-64	3717	54.5	320,367	60.5
65 +	1404	20.6	43,801	8.3
Total	6816	100.0	529,174	100.0
Median Age	37.4		28.6	

SOURCE: U.S. Census Reports, 1980.

TABLE 2
POPULATION DISTRIBUTION BY RACE

	Ojai ----	% -----	Ventura County % -----
White	6576	96.5	82.7
Black	0	0.0	2.1
Indian	40	0.6	1.0
Asian	91	1.3	3.0
Other	109	1.6	11.2
Spanish Origin*	546	8.0	21.4

*May be of any race.

SOURCE: U.S. Census Reports, 1980.

B. Housing Characteristics

Analysis of the present housing stock and trends is essential for establishing base conditions in the City. This information is necessary to determine the present and future housing profiles in Ojai.

In December, 1983, the City prepared a Land Use Survey (see Map Exhibit 1). This survey also contained a Housing Conditions Report which was utilized in establishing existing housing conditions. The City divided housing conditions into three categories: sound, deteriorating and dilapidated. The City then examined the housing conditions in each of the City's eight zoning categories (see map Exhibit 2) defined as follows:

R-0-4	1 unit per 4 acres
R-0-2	1 unit per 2 acres
R-0-1	1 unit per acre
R-0	1 unit per 12,000 square feet
R-1	1 unit per 10,000 square feet
R-2	1 unit per 5,000 square feet - multi-family
R-3	1 unit per 3,000 square feet - multi-family
R-S	1 unit per 2,180 square feet - multi-family

Table 3 shows the results of the Land Use survey and the condition of the residential units in Ojai. The survey shows that 95 percent of Ojai's housing units are in sound condition. This is an encouraging percentage, especially coupled with the fact that only 1.2 percent of the units are considered dilapidated.

City of Ojai Housing Element

According to the 1980 Census, the median housing market value in Ojai was \$86,000, compared to \$93,300 for Ventura County. In 1980, Ojai residents also paid a lower median rent of \$274 as compared to the County wide figure of \$287. These figures have all increased substantially since the time the census was taken.

This information indicates a supply of quality housing at competitive market prices for the citizens of Ojai. There is, however, a limited amount of vacant residential land which is zoned for multi-family, or higher density single-family use. It is in these higher density zoning categories that affordable housing would most likely be provided.

In the interest of protecting existing and future housing stock, the City has adopted the Uniform Building Code. Enforcement of the UBC is the responsibility of the Director of Planning and Building and the City Building Inspector. The housing stock has been well maintained as a result of residents' own interest and initiative.

TABLE 3

City of Ojai Residential Land Use

LAND	R-0-4		R-0-2		R-0-1		R-0	
	acres	%	acres	%	acres	%	acres	%
conforming	14.20	8.4	26.42	38.2	280.92	69.1	84.44	55.9
nonconforming	--		---		---		5.85	3.9
unimproved	155.33	91.6	42.76	61.8	125.74	30.9	60.87	40.2
total	169.53	100.0	69.18	100.0	406.66	100.0	151.16	100.0

LAND	R-1		R-2		R-3		R-S		Total	
	acres	%	acres	%	acres	%	acres	%	acres	%
conforming	216.69	90.1	89.16	91.3	25.05	92.8	5.17	100.0	742.05	63.6
nonconforming	---		0.79	0.8	1.08	4.0	---		7.72	0.7
unimproved	23.87	9.9	7.66	7.9	0.87	3.2	---		417.10	35.7
total	240.56	100.0	97.61	100.0	27.00	100.0	5.17	100.0	1166.87	100.0

STRUCTURES	SOUND		DETERIORATED		DILAPIDATED		TOTAL	
	no.	%	no.	%	no.	%	no.	%
structures	2,130	94.4	101	4.5	24	1.1	2,255	100.0
units	2,610	95.0	105	3.8	32	1.2	2,747	100.0

LEGEND












	Rural Res - 0 to 10 du/ac		Commercial
	Low Res - 11 to 44 du/ac		Commercial - Recreational
	Med Res - 45 to 88 du/ac		Business - Professional
	High Res - 89 and up du/ac		Industrial
	Public Land		Agricultural
	Vacant Land		



EXHIBIT 1

CITY OF OJAI
EXISTING LAND USE MAP

LEGEND

1	[Pattern]	A	[Pattern]
R-1	[Pattern]	B-P	[Pattern]
R-2	[Pattern]	C-R	[Pattern]
R-3	[Pattern]	M-L	[Pattern]
		P	[Pattern]
		P-L	[Pattern]



EXHIBIT 2

CITY OF OJAI

ZONING MAP

C. Economic Characteristics

The third characteristic to be examined is the current economic situation in Ojai relating to housing and employment. This information is vital in determining the current economic level of the residents and in estimating the direction in which the Ojai economy is headed. The median household income for Ojai in 1980 was \$17,727, which was \$3,516 less than the Ventura County median household income. This is to be expected because of a proportionately smaller household size due to the many elderly households. Table 4 outlines the Ojai Household Income Distribution for 1979.

In November, 1983, the Southern California Association of Governments ("SCAG") distributed the Draft City Employment Growth Forecast which provides employment projections from the years 1980 to 2000. These forecasts are provided on a city and county level. According to SCAG's forecasts, Ojai's employment base will expand by 500 new workers over the 20 year time frame, from 2,500 to 3,000 workers. To a large extent, this forecasted increase is based on an increasing labor force participation rate,* not due to a large population increase.

In addition, it is important to understand the costs of housing to the consumer and how those costs have risen over the past 15 years. A useful measurement for this analysis is the Consumer Price Index ("CPI"). This index is divided into different categories, so specific consumer prices can be analyzed. These prices are also indexed to the year 1967, which allows us to watch the rise, or in some cases, fall of consumer prices. One category of the CPI is housing, which includes rent or mortgage, taxes, utilities, etc. This price, as stated before, is indexed

*Labor force participation is increasing in two ways. Significantly more women are entering the work force, particularly those with younger children. This is due to economic need as well as a desire for independence, self-esteem, and career development. Additionally, there are significantly more elderly people than there were a decade or two ago. Many of them are holding down either full or part-time jobs for essentially the same reasons that women are employed.

TABLE 4
CITY OF OJAI
1979 HOUSEHOLD INCOME DISTRIBUTION

Income -----	Number -----	Percentages -----
\$ 0-\$ 2,499	72	2.7
2,500- 4,999	212	8.1
5,000- 7,499	246	9.4
7,500- 9,999	210	8.0
10,000- 12,499	214	8.2
12,500- 14,999	183	6.8
15,000- 17,499	161	6.1
17,500- 19,999	160	6.1
20,000- 22,499	214	8.2
22,500- 24,999	221	8.4
25,000- 27,499	82	3.1
27,500- 29,999	89	3.4
30,000- 34,999	160	6.1
35,000- 39,999	112	4.3
40,000- 49,999	131	5.0
50,000- 74,999	107	4.1
75,000- +	51	2.0
	-----	-----
	2625	100.0

Source: U.S. Census Reports, 1980.

so 1967 equals 100. The 1978 CPI for housing was 202.8, with the 1981 index at 293.5. This shows a dramatic rise between 1978 and 1981. Over the next three years the prices continued to rise, but not at such a large rate, as the CPI for housing in May of 1984 was 333.2. This still shows a tripling in prices over a 17 year period.

During this time income levels have not kept pace with rising housing costs so that currently most households need to spend a much larger proportion of their income on housing, especially if they have moved in recent years.

IV. HOUSING NEEDS

The information in the previous sections reveals certain issues and needs to be addressed. These local issues, as they relate to state mandated requirements for documentation of projections and quantification of existing and projected housing needs for all income levels, will be discussed in this section.

A. Discussion of Existing Housing Needs

1. A major issue in relation to the housing situation in Ojai is the need for growth management in order to maintain consistency with the area's AQMP mandates.

In March, 1979 the Ojai City Council adopted Ordinance 571, commonly known as the Growth Management Plan, to comply with the provisions of the Clean Air Act of 1977. This Plan limits the number of building permits issued in a year to 16, two-thirds of which are designated for single family residences and one-third designated for multi-family residences. Any permits which are not used in a year could be carried over to the next year. Low income, elderly and handicapped housing are exempt from the provisions of the Ordinance.

This governmental restraint is necessary for the City to reach the standards set by the Federal Clean Air Act and the Ventura County Air Quality Management Plan. The maximum number of building permits has not been requested or issued during any recent year's history.

2. A second special issue is the number of elderly households residing in Ojai. As described in the Population Characteristics section, Ojai has more than twice the percentage of persons 65 and over (20.6 percent) than either Ventura County (8.6 percent) or Los Angeles County (9.9 percent). Elderly households are usually on fixed incomes, thereby making it difficult to absorb increases in living costs. Sometimes the elderly require more governmental services and assistance than younger populations. Often mobility is a problem for seniors living alone; units with stairs inside or outdoors pose a special problem, as do units which are far from needed services. There is a senior citizen housing complex in Ojai which is operated by the Area Housing Authority of

Ventura County. This 100 room facility is currently full and has a long waiting list. This is probably the best indicator that additional seniors housing is needed in Ojai.

3. Energy conservation and its impact on utility costs is an issue that has been at the forefront of housing discussion during the past few years. World energy shortages have forced utility bills upward in surprising proportions. Low and moderate income households are impacted the most by these rising costs. The building industry is responding to this problem by building more energy efficient units. Large cost savings are incurred by building in energy saving systems from the beginning rather than through retrofit. This can be beneficial for the developer also, as tax credits are available for installing this equipment. In a City such as Ojai, improved energy efficiency can provide substantial savings to the residents. New development should contain building materials that provide the most energy conservation for a reasonable price.
4. Housing costs are a fourth issue concerning the housing situation in Ojai. Table 5 depicts the major costs components of single family housing in California. From 1970 to 1980 the average cost of a home more than tripled. During this time the biggest percentage increases in the costs of new construction were construction financing and improved land costs. Overhead and profit costs remained at approximately the same percentage while labor and materials decreased in percentage of the total cost. This table demonstrates the relationship between housing cost components; however, these costs are higher for Southern California coastal counties.

In Ojai, high improved land costs contribute to the high cost of housing. This is due to the fact that the City is nearly built out. Only infill lots, the larger, more expensive parcels, and parcels with significant development constraints remain.

Included in these costs for the consumer are financing costs, insurance and taxes. The availability of financing and its cost fluctuate; however, there is currently a substantial amount of residential financing available and at a cost that is lower than has been the case in more than

MAJOR COST COMPONENTS
SINGLE FAMILY HOUSING

Cost Component	1970		1976		1978		1980		Change	
	Cost	% of Total Cost	Cost	% of Total Cost	Cost	% of Total Cost	Cost	% of Total Cost	1970-1980 Cost	% Change
Improved Land (Raw land and Improvements)	\$ 6,600	21.0%	\$14,800	25.0%	\$20,100	26.8%	\$26,700	27.8%	+\$20,100	\$305.0%
Material and Labor	\$17,580	56.0%	\$29,000	49.0%	\$34,500	46.0%	\$40,770	42.5%	+\$23,190	+132.0%
Construction Financing	\$ 2,040	6.5%	\$ 5,000	8.5%	\$ 7,200	9.6%	\$11,530	12.0%	+\$ 9,490	+465.0%
Overhead and Profit*	\$ 3,770	12.0%	\$ 7,400	12.5%	\$ 9,300	12.4%	\$12,200	12.7%	+\$ 8,430	+224.0%
OTHER*	\$ 1,410	4.5%	\$ 2,900	4.9%	\$ 3,800	5.1%	\$ 4,800	5.0%	+\$ 3,390	+240.0%
TOTAL	\$31,400	100.0%	\$59,100	100.0%	\$74,900	100.0%	\$96,000	100.0%	+\$64,600	+206.0%

*Overhead, profit and other costs are residual estimates remaining after determination of construction, land financing and total costs.

NOTE: Figures are State averages for single family units.

SOURCE: Data obtained from Construction Industry Research Board, 1983, through Ventura County General Plan.

ten years. . Despite the reduction in interest rates, the cost of financing still prevents a significant proportion of the population from purchasing a home. Due to Proposition 13, property taxes cannot exceed one percent of the appraised value of the home. Insurance rates vary with the type and location of the unit and will probably rise due to the recent fires in the Ojai Valley. These costs are beyond the control of the City, yet an understanding of their fluctuations can help explain the workings of the housing market.

5. Another governmental constraint is the lack of R-1 (10,000 square feet minimum lot size) vacant land. While over 75 percent of the unimproved vacant land zoned residential is for lots of an acre or more, only 5.7 percent of the vacant land is zoned for 10,000 square foot lots. The reason for this is that a large amount of this vacant land is subject to physical constraints such as steep slopes and drainage problems.

The Ojai General Plan points out that there is an imbalance between residential land uses and commercial and industrial uses. The plan suggests that residential development be controlled until commercial services and employment opportunities increase. The Plan also points out the need to ensure that residential development does not occur before adequate public services can be provided.

6. The City has annexed a large amount of land but most of it is suitable only for very low density residential development due to service and environmental constraints. As discussed earlier, there are over 400 acres of vacant residential land in the City, most of which is zoned for low density residential development. This land is available in all areas of the City (see Land Use Survey Map and Zoning Map, Exhibits 1 and 2, and Table 3).

All public facilities are controlled either by special districts or public utilities. Sanitary facilities are available to the majority of the sites that are vacant or available for redevelopment. Water facilities are also available through a franchised water purveyor to the majority of the sites. Some of the water system is old and requires upgrading before

development. In some cases sites are not presently served by water and sanitary facilities. The extension of the infrastructure could be a substantial cost of development. Gas and electricity is generally available to all sites.

The City has selected eight vacant sites that would be suitable for affordable housing projects. These sites vary in size from a half-acre to five acres. Exhibit 3 shows the location of these sites. The total acreage of the seven sites is 20.4 acres. These sites would have to be zoned to allow a higher density residential use. A few of these sites would also be excellent locations for mobile homes and/or manufactured housing. Mobile homes are permitted on lots in the R-1 zone. These housing alternatives can provide excellent opportunities for lower cost housing. The City has a long tradition of redeveloping and remodeling existing structures rather than demolition. The summary of the residential land use inventory, Table 3, indicates sites containing nonconforming uses and having potential for redevelopment. The amount of acreage of these nonconforming sites is 7.72 acres. There are also 56 units of dilapidated housing that could be redeveloped. The individual sites are listed in the City's Land Use Inventory.

7. The State of California requires certain issues to be addressed in a Housing Element. Two of these issues are housing for farmworkers and female-headed households. In 1983 there were 47 farmworker households eligible for assistance in Ojai. These represent 1.7 percent of the total number of households in Ojai. While there are no programs that are specifically targeted to this group, they are potentially eligible for assistance through existing and proposed programs described in Section VI.

There are 729 households which are headed by females in Ojai. Of these, 259 households have more than one person. As with the farmworkers, there are no programs that are specifically targeted to this group; however, they are potentially eligible for assistance through existing and proposed programs as described in Section VI.

8. Two more needs that are required by the State of California to be addressed in the Housing Element are the number of overcrowded units and the number of households in need. The City in 1980 contained 79 units which housed 1.01 or more persons per room. This represents three percent of the total number of households. Due to the small number of overcrowded households, this issue is not considered as important as other housing issues at this time.

An ability of a household to pay the current housing costs is another important issue. SCAG has suggested a standard of "households in need" within the jurisdiction. This figure contains all those lower income households paying over 30 percent of their gross income for housing. In 1983, this figure was 510 for Ojai which is 18 percent of the total number of households in the City. The probable reason for this high number is due to the large percentage of elderly households in Ojai, who traditionally are forced to pay over 30 percent of their income for housing due to the lack of affordable housing in Southern California. Seventy percent of the "households in need" are renters. As stated earlier, this situation is addressed further in the Programs section.

9. The State of California has recently required that all cities and counties address the issue of homeless persons within the jurisdiction. Unfortunately, Census information does not provide a number or estimation of homeless persons. Currently, the City does not provide any assistance to this group and in all probability will need to rely on its affiliation with the Areawide Housing Authority to provide such a service. There are, however, non-profit and volunteer agencies that have a history of meeting the immediate needs of the homeless within the City and responding to personal emergencies with assistance. The Salvation Army responds to most requests for emergency shelter in Ojai. This housing, however, is temporary (one or two nights); there is no permanent shelter for the homeless. The Salvation Army offers this assistance through the Retired Seniors Volunteer Program of Ojai and the Ojai Police Department. The City has also found that the following non-profit and volunteer organizations assist the homeless: Ojai

City of Ojai Housing Element

Ministerial Association, Little House, Alcoholics Anonymous, Ojai Valley Hospital Auxiliary, Chamber of Commerce, Alano Club and Ventura County Mental Health Agency.

POTENTIAL AFFORDABLE HOUSING SITES



CITY OF OJAI
EXHIBIT 3

10. Housing programs in Ojai are currently being administered by the Areawide Housing Authority of the County of Ventura. According to Bernice Unland, Executive Director of the Areawide Housing Authority, 191 families are currently being subsidized with Federal Section 8 rental subsidies. The Authority also owns 101 units of senior housing which are rented out at below market rates to eligible senior households. Both of these programs are currently full with an extensive waiting list. This indicates additional existing need which the Areawide Housing Authority would like to meet if additional funding could be arranged.
11. The special housing needs of large families is another issue that the State requires to be addressed. The data used for this analysis was obtained from 1980 Census cross-tabulation obtained from SCAG. Out of a total 2,515 households, 94 (3.7 percent) lived in housing units which contained one or more of the following conditions: a) no complete plumbing for exclusive use; b) 1.01 or more persons per room; c) gross rent is 30 percent or more of household income; d) owner-occupied units valued at less than \$35,000. These households can be further described in terms of family size. Of the 2,515 households, 394 (15.7 percent) contained five or more members of which 30 lived in housing units which contained the above conditions. Therefore, as indicated above, large families are twice as likely to reside in units with substandard conditions.
12. Handicapped citizens require special housing needs that are unique to that group. Various types of disabilities require different housing needs. The problem is further compounded by the lack of information available. The Census Bureau does provide information on the number of workers in the labor force with disabilities and the number of elderly with a disability that prevents them from using public transportation. This data does not provide specific information related to housing, but the information can give a general idea to the number of handicapped. The 1980 Census found 342 citizens in Ojai between the ages of 16-64 with a disability, of which 196 are prevented from working due to the disability. There are also 87 elderly (65+) with a disability

City of Ojai Housing Element

that prevents them from using public transportation.

13. Due to recent State legislation, new Housing Elements are required to evaluate the appropriateness and effectiveness of the previous element and programs. Since this is Ojai's first Housing Element, subsequent update and evaluation will be required as described in a subsequent section.

B. Discussion of Projected Housing Needs

1. SCAG, through its Regional Housing Allocation Model ("RHAM"), forecasts the increase in the number of households and housing units for the jurisdiction in the region. For the City of Ojai, SCAG has calculated that the number of households will increase from 2,781 in 1983 to 2,796 by January 1, 1988*. In order to maintain the recommended vacancy rate of 3.5 percent and to compensate for units that will be removed from the housing stock through redevelopment to non-residential uses, SCAG has determined the future housing unit needs for Ojai to be an additional 94 units over the five year time frame, to January 1, 1988. SCAG then allocates these additional forecasted households among four income classifications. This allocation is determined by the RHAM which is designed to allocate population growth within the SCAG region. This allocation is required under Government Code Section 65584 which requires every jurisdiction within a region to provide for the affordable housing needs of that region. The goal of the SCAG RHAM is to distribute the new households among all of the jurisdictions in a manner so that eventually each jurisdiction will contain an equal percentage of very low, low, moderate and upper income households. These income categories are determined by percentage ranges of the median household income within Ventura County as published by the Department of Housing and Community Development. Very Low is

TABLE 6

FUTURE HOUSING UNIT NEEDS DISTRIBUTION

	Very Low -----	Low ---	Moderate -----	Upper -----
Ojai Households	16	27	22	29
%	17.3	28.9	23.1	30.7
Regional Distribution %	16.7	23.5	18.9	40.9

SOURCE: SCAG Regional Housing Allocation Model, 1983.

*The forecast is to January 1, 1988. This housing element must be updated by July 1, 1989.

City of Ojai Housing Element

income 0 to 50 percent of median income, low is 50 to 80 percent, moderate 80 to 120 percent and upper, over 120 percent. Table 6 outlines the distribution of the 94 households among the four categories. Also included are the distribution percentages for Ojai and the entire SCAG region. Even though the City currently has a higher proportion of very low and low income households, it is required to provide housing for more because the actual number of low income households will likely proportionately increase as the population increases. Due to the fact that this is the first generation of the RHAM, it is not possible to compare this statistic to previous ones or to determine if the numbers are rising.

2. The SCAG RHAM also lists the current number of households in need of assistance. This reflects the number of lower income households paying over 30 percent of their income for housing. This information is from the 1980 Census and identified 510 households in need of assistance, the number of low and very low income households within the City. This represents 18 percent of the total number of households, which is considered a high percentage. The thrust of the recommended programs in this document is to reduce this figure.
3. SCAG-82 Growth Forecast Policy forecasts growth for the Southern California region in population, housing, employment, and land uses through the year 2000. The Southern California region is divided into 55 Regional Statistical Areas (RSA's) with Ojai located in RSA 2. This RSA also contains the cities of Ventura and Santa Paula (see Ventura County Vicinity Map, Exhibit 4).

The total population of Ventura County in 1980 was 529,172. Of this, Ojai represented 1.3 percent of the population. The SCAG-82 modified population forecast for Ojai for the year 2010 is 8,234 residents. The projected population for Ventura County in the year 2010 is 933,800. This brings Ojai's share of the region's population down to 0.9 percent which indicates a much slower growth rate for the City than the County.

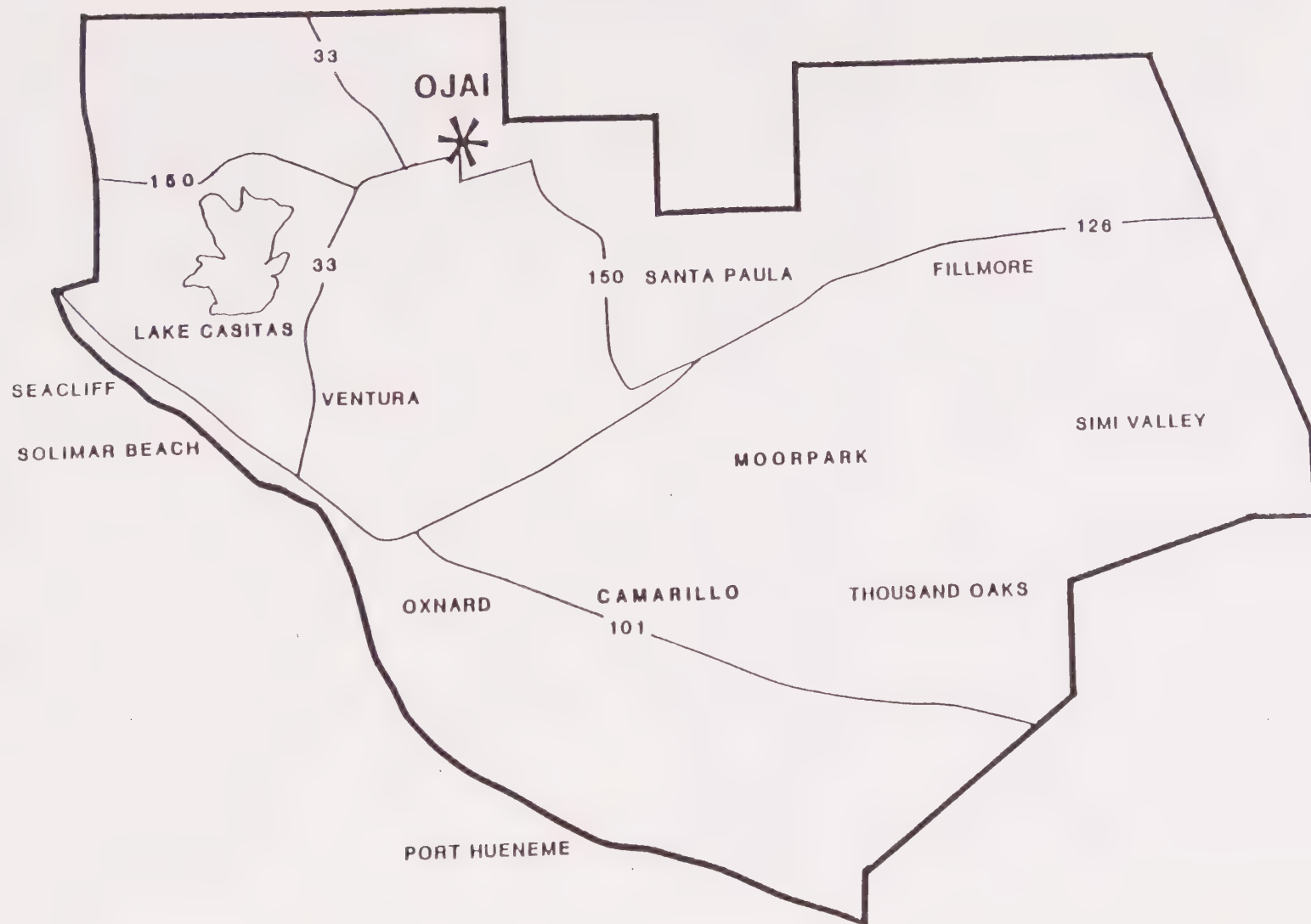
Table 7 outlines the SCAG-82 modified growth projections for the City of and Ventura County.

TABLE 7
SCAG-82 MODIFIED FORECASTS

	1980 ----	2010 ----	Change -----	% Annual Change -----
Ojai				
Population	6,722	8,234	1,512	0.75
Housing Units	2,752	3,569	817	0.99
Ventura County				
Population	529,172	933,800	404,628	2.5
Housing Units	183,384	364,000	180,616	3.3

As evidenced in Table 7, Ojai's growth rate is diminishing from previous years while Ventura County's growth rate is still rising. The statistics also forecast a shift towards smaller households. The City currently has a much smaller household size than other cities in Ventura County. This is due to the significantly large elderly population, often characterized by single-person households.

VENTURA COUNTY VICINITY MAP



V. OPPORTUNITIES AND CONSTRAINTS

This section highlights the main issues that are currently important in the City. As the housing plan is implemented these opportunities and constraints will change and fine-tuning of the Housing Element will be necessary.

A. Opportunities

1. The City currently contains a large housing stock in good condition. Most of the housing has been very well maintained.
2. Ojai is a small community wherein customized "cleanup, fix-up" programs and other types of local assistance can be more readily initiated. Its strong sense of community lends itself well to these types of self-help programs.
3. Ojai is primarily a residential community offering many amenities to the local residents and visitors.
4. Although the availability of land suited for development of moderate-cost housing is limited, the City can initiate a program of density bonus incentives to encourage the development of this type of housing. The image of the City and the quality of its existing housing stock would suggest that a program involving density bonuses in return for improved design performance would be appropriate.
5. The City's adopted Growth Management Plan which regulates residential construction within the City, specifically exempts the construction of housing for the elderly, the handicapped and for low income persons from the requirement of the Plan.
6. The City has adopted a Second Unit Ordinance in response to the State's "Granny Flat" legislation. This ordinance permits the construction of a second unit in all but the highest density residential zone (R-S) where it would be infeasible. The construction of second units is exempt from the requirements of the Growth Management Plan.
7. The City currently permits manufactured housing and mobile homes in the R-1 zone.

this variation of Program 1 is included separately in this Housing Element.

Rental housing for the elderly and handicapped persons may be developed in the manner described in Program 1; the City will encourage the private development of such projects under the circumstances described above with respect to Program 1. Units for the elderly and disabled also may be developed by private, non-profit sponsors, in which case very favorable mortgage financing is available through HUD's Section 202 Direct Loan Program; projects developed with this type of financing also receive Section 8 rental assistance in order that they serve the needs of lower-income persons. The City will encourage the efforts of such non-profit sponsors to bring affordable rental housing for the elderly and disabled to the community.

4. Affordable Housing Incentives Program

Section 65915-65918 of the California Government Code provides that where developers of residential uses reserve at least 25 percent of the units in a project for occupancy by households of low or moderate income, defined as income of up to 120 percent of the median income, the locality in which such units are located must provide compensating incentives to the development. The law requires such incentives to be either (1) a 25 percent density bonus, or (2) a combination of two other incentives, such as a waiver of park and recreation fees, provision by the City of needed infrastructure improvements, application of grant funds to write down project costs, waiver of development fees, or other similar incentives determined by the City.

To prepare for implementation of this new requirement, the City will assess the comparative advantages to the City and to affordable housing projects of the range of incentive devices permitted by the law and will structure a local incentive program which best meets the City's comprehensive housing, land use planning and fiscal needs.

5. Density Bonus Program for Developers

Residential projects containing five or more units of which 25 percent of those units are

City of Ojai Housing Element

affordable for very low, and low or moderate income households will receive a density "bonus" of 25 percent additional units above the maximum density of the residential zone. The City has adopted procedures for the implementation of this program. Each project, in order to qualify pursuant to this program, must conform to the following criteria:

- a. The project design standards of the affordable units should be compatible with the remainder of the project.
- b. The project should be designed to incorporate the use of conservation strategies to reduce the consumption of energy.
- c. The project must be consistent with the goals, policies, and objectives of each element of the General Plan.
- d. Projects receiving incentives shall use the median income as defined and published by the California Department of Housing and Community Development when determining housing costs or rental charges. Each qualifying project for sale or rent will set aside 25 percent of the units for persons and families earning between 80 percent to 120 percent of the median income or 10 percent of the units for persons or families earning less than 80 percent of the median income. When 25 percent of the units are set aside for persons or families earning between 80 percent and 120 percent of the median income, at least 50 percent of these units will be affordable within a range to those persons or families earning 80 percent to 100 percent of the median income; the remainder of qualifying units shall be affordable within a range to those persons or families earning between 100 percent to 120 percent of the median income. When 10 percent of the units are set aside for persons or families of lower income ranges, these shall be affordable to those persons or families earning less than 80 percent of the median income.

6. Housing Information Outreach Program

A program of disseminating housing related information on an outreach basis is needed in the City.

Both printed and oral information needs to be disseminated within the City. The knowledge and talents of those in the lending, construction and related communities, those administering housing programs, those acting to promote additional housing opportunities within the County, and those active in energy conservation will be especially helpful if it were made readily available to residents.

7. Home Improvement Information Program

Similar in concept to the Housing Information Outreach Program discussed in Program 6 in the preceding material, this program statement is intended to emphasize the importance to housing rehabilitation of active, outreaching efforts to educate the residents about available home improvement financial and technical assistance, as it becomes available, as well as to disseminate information about the need for home repairs, housing deficiency warning signs, need for periodic maintenance, and the like.

Programmatically, the effort described here need not be different from that described in Program 6. The emphasis as related to housing rehabilitation, however, is more strictly defined in scope and is appropriately more intensive in nature than Program 6 at the time rehabilitation programs are initiated in target neighborhoods.

8. Community Development Block Grant (CDBG)

The Department of Housing and Urban Development distributes CDBG funds to localities for local programs. The City would benefit from such assistance and has applied, in conjunction with the County, for such funds. The Areawide Housing Authority could provide assistance in this task.

9. Deferred Payment Rehabilitation Loans

Many City homeowners needing assistance in housing rehabilitation have incomes so low that

repayment of home improvement loans on a monthly basis at any interest rate is not financially feasible.

It will be important to successful housing rehabilitation programs in the City that a form of financial assistance be made available to homeowners of very low income who otherwise could not undertake needed home repairs.

Deferred payment rehabilitation loans use grant funds to make a home improvement loan which does not require repayment until title to the property being rehabilitated passes to another party. In most cases, such loans do not carry interest. The loans are made by lending institutions, using the locality's grant funds; in this way, administrative and paperwork burdens are not placed on the City.

Because they do not require repayment until sale of the property, these types of loans function for the borrower much as an outright grant would. However, the grant funds are recouped for additional use by the public when the property changes hands whereas a grant does not revolve.

The City will apply to the State of California Department of Housing and Community Development requesting that the City become a participant in its Deferred Payment Rehabilitation Loan Fund, which provides grants to local agencies for this purpose.

10. Energy Conservation Library

It can be expected that utility and energy costs will continue to be a growing proportion of total shelter costs over the period to which this Housing Element directs its attention. The need to conserve energy and to utilize design techniques in such a way as to reduce heating and cooling needs will increase. Appropriate siting and design of buildings can reduce cooling requirements in summer months by minimizing the impact of the sun.

The City wishes to encourage the use of design techniques which use building placement and similar innovations as means of capitalizing on the natural climate so as to minimize energy consumption and reduce total housing costs to

consumers. To further this objective, the City will establish an energy conservation library which will provide to developers and individuals building new housing the latest available information about passive and other design techniques directed to energy conservation, as well as information about the variety of energy-saving features now available for inclusion in new housing such as low-consumption sanitary systems, insulation materials and their installation techniques, solar heating and cooling systems and such other technological advances as are developed from time to time.

11. "Fast-Track" Development Processing

The time consumed in the development approval process can add to housing price; extended processing time increases developers' carrying costs. In order to assure that housing suitable to the needs of low and moderate income households is developed in the City, the City will undertake an evaluation of its development permit processing procedures to determine whether unnecessary time delays are inherent in the process and to identify methods by which proposed residential development, especially that designed to serve the needs of lower and moderate income persons, can be assisted by accelerated processing procedures.

12. Plan and Development Standards Review

Additional inhibitors to the production of affordable housing can include a mismatch of zoning and General Plan requirements, provisions that are excessively restricting, costly development standards and the like.

The City, therefore, will undertake a review of its General Plan Land Use Element, its zoning patterns and its development standards to determine if there are areas in which modification could result in accelerated housing production and/or reduction in housing costs.

13. Energy Conservation Incentives Program

Conservation of our non-renewable natural energy resources has become an important state and national goal in the recent years. Conservation efforts also can have practical, positive benefit

to community residents to the extent that they result in lower recurring shelter costs. Energy conservation in housing can take a variety of forms. Dwellings can be designed and sited so as to take advantage of the natural climate to reduce heating and cooling needs. Energy-saving features and equipment can be installed in both new and remodeled units. The City wishes to encourage builders and those remodeling homes to incorporate cost effective energy conservation features into the housing stock. An initial step in this direction will be the development of an incentive program designed to provide concrete benefits to those who invest in energy-saving features in new residential development. Such an incentive program may take a form similar to that now mandated by state law for affordable housing (i.e., the provision of density bonuses or alternative incentives where a stipulated level of increased cost accrues to the provision of energy conservation features).

14. Neighborhood Public Improvements

Over the past several years, the City provided public facility and infrastructure improvements in a variety of locations. These types of public investments go far to demonstrate the commitment of the City to improvement of neighborhoods, and easily can instigate increased property owner interest in home improvements. The City sees the continuation of these programs as supportive of private property owner investment in residential rehabilitation.

15. HUD Section 8 Substantial and Moderate Rehabilitation Program (or Successor Programs)

These variations of the HUD Section 8 Housing Assistance Payments program are directed to the rehabilitation of substandard, privately-owned rental housing. The substantial rehabilitation program is administered by HUD; the moderate rehabilitation program is administered by local housing authorities. In each case, units to be rehabilitated are occupied or will be occupied by lower-income households eligible to receive rental subsidies through the Section 8 program. In this way, standard housing units are created at prices lower-income renters can afford, since the difference between the fair market rents for the rehabilitated units and the amounts tenants

can afford to pay is made up by the subsidy payments.

These programs may be applicable to the City's housing rehabilitation program as a means by which deteriorated rental housing can be brought to standard conditions without displacing lower-income households. They are included here as an indication of the City's support to property owners wishing to upgrade rental units.

16. Home Maintenance Counseling Program

Increased awareness of the need for continuing home maintenance and knowledge of maintenance needs, warning signs and techniques is important to the conservation of a sound housing stock. Widespread information about home maintenance will be important to the City not only as "preventive medicine" forestalling further deterioration of the housing stock but also as a means of assuring the continued maintenance of newly-constructed and rehabilitated housing.

A home maintenance counseling program is most appropriately tied to the City's rehabilitation program efforts and can constitute an important element of the rehabilitation program. In this respect, home maintenance counseling would be a part of the technical assistance component of the rehabilitation program. To the extent that it also is important to the prevention of deterioration, home maintenance counseling services should be made available throughout the community to all interested persons regardless of their participation or nonparticipation in the rehabilitation program.

The counseling program will need to be administered on an outreach basis, much in the manner of Program 7. While its focus is somewhat different from Program 7 and slightly more restricted in scope, the City sees no reason that the two efforts cannot be administered as one, and would support the combination of objectives in an information and counseling program as a means of conserving available financial and administrative resources in the early years of rehabilitation programming. Home maintenance counseling, however, most likely will be required for a longer period than Program 7 and need not be as intensive (Program 7 is designed to be an

in-depth information program related to instigating widespread property rehabilitation). Funding for a longer-term counseling program may require acquisition of state or other grand funds.

17. Neighborhood "Clean-Up/Fix-Up" Campaigns

This program approach also is related both to the prevention of deterioration by the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities. It consists quite simply of the periodic designation of a day or weekend as "neighborhood clean-up/ fix-up" day, with public sponsorship so as to demonstrate the commitment of the public to the objective and encouragement of trash elimination, tree pruning, yard cleaning, fence painting and similar minor fix-up activities. The City will cooperate with neighborhood groups, civic organizations and others willing to assist in program publicity and willing to lend a hand to those, such as the elderly and disabled, who might be unable to perform minor maintenance tasks themselves.

Financial resources permitting, the City will make available funds to provide special trash pick-ups and the like. The City will encourage individual neighborhoods to draw upon their civic pride for this activity and ask neighbor to help neighbor in making neighborhood improvements.

City of Ojai Housing Element

B. Responsible Entities

1. Section 8 Rental Subsidies for Low Income Households

Federal: HUD allocates funds for Housing Assistance Payments. Considers need for this housing type and determines priorities for family units.

State: Provide technical support if requested.

City: Assist in determination of need. Provide other technical support if requested.

Planning Department: Assist developers in site evaluation if requested. Assist in determination of need. Assist in formation of non-profit organization if appropriate.

Housing Authority: Assist in formation of non-profit organization if appropriate. Assist private developer to initiate project as appropriate. Provide other technical support if requested.

Other: Private developer initiates project. Non-profit organization initiates project. Lending institutions provide favorable mortgage rates.

2. Continuance of Senior Citizen Housing Project

Federal: None.

State: Provide technical support if requested.

City: Provide technical support if requested.

Planning Department: Assist housing authority in determination of need. Provide technical support if requested.

Housing Authority: Assist in determination of need. Allocate funds for project.

Other: None.

City of Ojai Housing Element

3. Section 8 Program for Elderly and Handicapped

Federal: HUD allocates funds for Housing Assistance Payments. Considers need for this housing type and gives priority over family units.

State: Provide technical support if requested.

City: Assist developers in site evaluation. Assist in determination of need. Provide other technical support if requested.

Planning Department: Assist developers in site evaluation if requested. Assist in determination of need. Assist in formation of non-profit organization if appropriate.

Housing Authority: Assist in formation of non-profit organization. Assist private developer to initiate project as appropriate.

Other: Private developer initiates project. Non-profit organization initiates project. Lending institutions provide favorable mortgage rates.

4. Affordable Housing Incentives Program

Federal: None.

State: None.

City: Review existing development requirements. Determine range of potential developer incentives. Obtain input on incentives from builders/developers/City Council. Publicize final program details. Assist developers with program utilization.

Planning Department: Assist with defining program parameters. Provide funding for incentive options (optional). Assist with program publicity.

Housing Authority: None

Other: Developers assist with programs development and review.

5. Density Bonus Program for Developers

Federal: None.

City of Ojai Housing Element

State: None.

City: Assist in determination of adequate site. Provide technical support if requested.

Planning Department: Assist in determination of adequate sites. Provide developers with information regarding program. Provide technical support if needed.

Housing Authority: None. .

Other: Private developers initiate project.

6. Housing Information Outreach Program

Federal: HUD supplies grant money for program operation.

State: Provide technical assistance on program matters to Planning Department.

City: None.

Planning Department: Overall program development and coordination.

Housing Authority: Assist Planning Department with program information.

Other: Developers/lending institutions assist Planning Department with program information.

7. Home Improvement Information Program

Federal: HUD supplies grant money for program operation.

State: Provide technical assistance on program matters to Planning Department.

City: None.

Planning Department: Overall development and coordination of program. Promote program. Identify persons/organizations to provide program expertise.

Housing Authority: Assist Planning Department with program information.

City of Ojai Housing Element

Other: Developers/builders/lending institutions assist Planning Department with program information.

8. Community Development Block Grant (CDBG) Loans

Federal: HUD allocates program dollars to Planning Department for program operation.

State: None.

City: None

Planning Department: Administrator program via local lending institutions. Continue program funding requests to HUD. Promote and publicize program. Locate builders willing to do rehabilitation work.

Housing Authority: None.

Other: Local lending institution cooperate with Planning Department in program development and operation. Locate builders and contractors agree to do rehabilitation work.

9. Deferred Payment Rehabilitation Loans

Federal: HUD CDBG provides funds.

State: HCD Department provides program funds (optional).

City: None.

Planning Department: Request funds from state HCD. Utilize Block Grant funds for program operation. Administer program in target area. Promote/publicize program.

Other: Lending institutions generate and process loan applications.

10. Energy Conservation Library

Federal: HUD may provide printed materials for program operation.

State: Provide printed materials for program operation.

City: Research and acquire program materials. Promote/publicize program. Review site plans for energy efficient techniques. Provide technical assistance as appropriate.

Planning Department: Provide technical assistance as appropriate.

Other: Utility companies provide printed materials for program operation. Public libraries house and maintain materials. Program publicity through local news media. Builders/developers implement energy conservation techniques.

11. "Fast-Track" Development Processing

Federal: None.

State: None.

City: Evaluate processing procedures. Recommend changes to facilitate development reviews.

Planning Department: Provide technical assistance as appropriate.

Housing Authority: None.

Other: None.

12. Plan and Development Standards Review

Federal: None.

State: None.

City: Review codes, ordinances, General Plan Elements. Revise codes, ordinances, General Plan Elements as appropriate. City Council/Planning Commission approves/adopts revisions. Staff assists developers in interpretation of codes/ordinances. Prepare grant funding requests if required.

Planning Department: Assist in program publicity as appropriate.

Housing Authority: None.

Other: Private developers initiate projects under new codes/ordinances.

13. Energy Conservation Incentives Program

Federal: Provide tax credits for energy conservation features in rehab units. Provide funds for energy conservation demonstration projects.

State: None.

City: Assist with program publicity. Promote program in conjunction with various rehabilitation programs.

Planning Department: Review existing development requirements. Obtain input from experts on energy conservation (i.e., developers, architects, power company officials, etc.). Develop and obtain approvals for incentives and program parameters. Publicize program.

Housing Authority: None.

Other: Developers/architects/power company assist with development of program parameters. Builders/developers incorporate energy-saving features in developments.

14. Neighborhood Public Improvements

Federal: Department of Transportation allocates TDA funds to City and County. FMHA provides funds for use in County. EPA provides funds for use in Metro area as appropriate.

State: None.

City: Prepare requests for grant funds from state and federal agencies. Provide local matching funds as required. City Engineer/Public Works Department coordinate actual project implementation.

Planning Department: Prepare requests for grant funds from state and federal agencies.

Housing Authority: None.

Other: None.

City of Ojai Housing Element

15. HUD Section 8 Substantial and Moderate Rehabilitation Program (or Successor Programs)

Federal: HUD/FHA provides mortgage insurance. HUD funds Section 8 HAP's.

State: None.

City: Encourage property owners to participate in program.

Planning Department: Provide technical assistance/data for development of proposals. Encourage property owners to participate in program.

Housing Authority: Assist property owners in developing proposals to HUD. Administer Section 8 program.

Other: Property owners or developers submit project to HUD; seek financing to accomplish project. Lending institutions fund rehabilitation projects.

16. Home Maintenance Counseling Program

Federal: HUD approves funds for program operation.

State: HDC may provide program funding.

City: None.

Planning Department: Make grant application to state HHCD for program funding. Promote program with local contractors, handymen, tradesmen, educational institutions. Assist in identifying persons/organizations to provide program expertise. Promote program throughout County.

Housing Authority: None.

Other: Local contractors/handyman/tradesmen/educational institutions participate in program.

17. Neighborhood "Clean-Up/Fix-Up" Campaigns

Federal: None.

City of Ojai Housing Element

State: None.

City: Arrange for trash pick-up.

Planning Department: Promote program.
Encourage involvement of civic, church and
service organizations.

Housing Authority: Civic groups, church
organizations and service clubs participate in
program. Publicity from local news media.

Other: None.

City of Ojai Housing Element

C. Program Implementation Schedule

	<u>Program</u>	<u>Schedule</u>
1.	Section 8 Rental Subsidies for Low Income Households	Continuing AHA*
2.	Continuance of Senior Citizen Housing Project	Continuing AHA*
3.	Section 8 Program for Elderly and Handicapped	Continuing AHA*
4.	Affordable Housing Incentives Program	1987
5.	Density Bonus Program for Developers	Continuing
6.	Housing Information Outreach Program	1986
7.	Home Improvement Information Program	1987
8.	Community Development Block Grant (CDBG)	1986
9.	Deferred Payment Rehabilitation Loans	1988
10.	Energy Conservation Library	1987
11.	"Fast-Track" Development Processing	1986
12.	Plan and Development Standards Review	1987
13.	Energy Conservation Incentives Program	1987
14.	Neighborhood Public Improvements	Continuing
15.	HUD Section 8 Substantial and Moderate Rehabilitation Program (or Successor Programs)	Continuing AHA*
16.	Home Maintenance Counseling Program	1988
17.	Neighborhood "Clean-Up/Fix-Up" Campaigns	1988

* Areawide Housing Authority

City of Ojai Housing Element

VII. CONSISTENCY WITH GENERAL PLAN AND COMMUNITY GOALS

A. City's General Plan (1979)

The City's General Plan delineates many objectives which reflect the current values and desires of the City. The following goals, taken from the General Plan, are consistent with the Housing Element:

1. To maintain the natural beauty and charm of the City.
2. To protect fine residential neighborhoods in the community.
3. To improve tax base of the City while preserving its character.
4. Limit City's population through 2000 A.D.
5. Maintain acceptable and safe levels of transportation/circulation.
6. Maintain acceptable levels of air quality.
7. To provide for the recreational needs of City residents.
8. To improve the quality of education in the School District and reduce overcrowding.

B. The Housing Element is consistent with the following Land Use Element Objectives, taken from the General Plan:

1. To limit the City's growth to reflect economic and environmental constraints.
2. To meet requirements mandated by State laws.
3. To establish a program which satisfies requirements put forth by varied planning processes:
 - a. General Planning, Title 7, Chapter 3, Article 5, Section 65302;
 - b. Annual capital improvement project programs (e.g., streets, drainage improvements, etc.);

City of Ojai Housing Element

- c. Federal governmental provisions of Housing and Community Development Act of 1974 (Block Grant);
 - d. Regional planning; and
 - e. Special district development plans.
- C. The City's General Plan addresses significant needs related to housing within its area of influence. The Housing Element is consistent with the following goals, taken directly from the General Plan:
- 1. Water quality shall be upgraded within the City to comply with the Clean Water Act of 1977.
 - 2. Air quality levels are to meet or surpass State and Federal primary and secondary standards to comply with the Clean Air Act of 1977.
 - 3. Increase the potential for commercial/industrial uses.
 - 4. Increase allotment for special housing (senior housing and housing for young adults).
 - 5. The overcrowding of schools is to be minimized.

VIII. ENVIRONMENTAL ASSESSMENT

A. Introduction

Environmental sensitivity has long been a primary factor in the planning process. The passage of the California Environmental Quality Act ("CEQA") in 1970 formalized the inclusion of environmental considerations in the process. Judicial clarification of the legislation in early 1973 declared the law as binding to all public agencies within the State. This mandate was not an isolated incident. Rather, it corresponded to an increasing sophistication with regard to regulation in the planning process.

The proposed Housing Element, similar to any other project, is subject to the laws governing environmental review. The purpose of the environmental review is to insure consideration of environmental issues and, where appropriate and feasible, to include measures that reduce or eliminate potentially detrimental effects that may result from the governmental action.

It is clear that the degree of specificity required in an assessment of a Housing Element should correspond to the degree of specificity involved in the underlying action; and that this assessment will therefore, by nature of the project, be predominantly nonquantitative and broad in scope.

The Housing Element will have little direct impact on the physical and socioeconomic environment; and the impacts experienced, if the programs of the Housing Element are successful, will be primarily beneficial. The secondary impacts that do occur will result from the increase in housing units (and affordable units) that normally would not be developed without the impetus of, and programs suggested within, the Housing Element. An analysis of the potential impacts to the environment is included along with mitigation measures. The categories reviewed are the same as those identified in the City's Environmental Impact Report for the Revision to the Land Use Element of the City's General Plan.

This analysis provides the framework in which the potential impacts would occur and the means for mitigating adverse effects. With the greater level of information that would be provided with specific development proposals, a more detailed evaluation of impacts and mitigation measures would occur.

City of Ojai Housing Element

B. Land Use

Impact - This element proposes very few changes to the current land use designations. Some zoning changes will be required to allow for high density residential areas primarily for affordable housing. However, as long as the growth requirements as stated in the City's Growth Management Ordinance are met, no adverse impacts are anticipated.

Mitigation - None proposed.

C. Population

Impact - The policies and programs of the Housing Element, if effective, would increase the supply of housing to meet the current and projected demand. In this respect, the proposed Housing Element would have as its objective, the accommodation of planned growth within the City. The adequacy of the housing stock would not affect projected growth rates except in the case where a shortage of adequate housing stunted potential growth due to a lack of housing. It is also anticipated that the City will continue to implement the Growth Management Ordinance.

Mitigation - None required.

D. Housing

Impact - The Housing Element programs will, if implemented, improve the quality of the existing stock through rehabilitation and maintenance programs as well as increase the stock of affordable income-level housing through new development.

Mitigation - None required.

E. Transportation, Circulation and Parking

Impact - An increase in housing units could generate additional traffic, yet the increase will be so small, it is not expected to generate any new problems. Cumulatively, there will be a very minor impact upon current Highway 33 traffic volumes. Quantification of this impact is best addressed at the specific project level.

Mitigation - Residential density increases approved to accommodate low or moderate income housing may result in requirements for additional street

City of Ojai Housing Element

improvements to mitigate impacts in the area. In addition, the City will develop a plan to require developers to deposit a contribution towards safety improvements prior to recordation of subdivision maps.

F. Air

Impact - Incremental increases in traffic associated with new residential development may result in localized increases in auto emissions. Offshore oil development will also impact air quality in the region, although this factor is out of the control of the City.

Mitigation - Air pollutant control strategies for the valley area are outlined in the 1982 Ventura County AQMP 1982. If population growth stays within the adopted forecasts, no further mitigation is required. The valley and surrounding areas are under the jurisdiction of the Ventura County Air Pollution Control District.

G. Water

Impact - Future residential development may impact surface runoff rates, local drainage patterns, groundwater recharge, and even the long-term availability and quality of water supplies.

Mitigation - All future development will be subject to review by the Planning and Building Department to ensure proper drainage and flood control measures are incorporated into projects, as required, and to ensure that additional residential construction will not overtax domestic water supplies. Flood control is the responsibility of the Ventura County Flood Control District. The State Department of Water Resources, Regional Water Quality Control Boards, and County Environmental Health Department are responsible agencies in the review of surface and groundwater qualities.

H. Noise

Impact - Increasing noise levels may be experienced in areas undergoing urbanization. The noise sources would be primarily traffic-related.

Mitigation - Various levels of government have jurisdiction over noise exposure. Future development must comply with conditions imposed at the project review stage, as well as with noise standards

established by the State of California (Administrative Code, Title 25), unless superseded by a local noise ordinance.

I. Light and Glare

Impact - New residential development, predominantly through street lighting, would increase lighted areas within urbanized areas.

Mitigation - Proper selection and control of lighting fixtures for public and private use, or limits on hours of use for uses such as lighted tennis courts, can alleviate potential nuisance problems caused by lighting. This level of detail is best addressed at the specific project level.

IX. UPDATING AND EVALUATION

The dynamic nature of the housing market and the local and national housing delivery systems has gained an increasingly high profile in recent years. If the Housing Element is to serve as an effective guide to the City for meeting the housing needs of its citizenry, periodic evaluation and updating of the element is essential. This chapter presents a methodology for maintaining the currency of the document. This includes periodic evaluation of the effectiveness of programs, annual review of the status of the plan and its application, and an extensive updating of the entire Housing Element by the year 1988.

A. Annual Review

Chapter VI presents the overall housing program for meeting the City's housing needs. It consists of selected programs and an overall strategy for using these programs to meet the identified needs. The problems which the overall program is trying to address are constantly changing; therefore, it is important to periodically evaluate the program's effectiveness and make appropriate changes. This can be accomplished as part of an annual report to the City Council on the status of the General Plan (including each of its elements) and progress in its application as required by Section 65400 of the Government Code.

To evaluate the effectiveness of the selected programs, the City should consider at least the following factors: acceptability and adaptability to the local situation, current level and availability of funding, changing community needs and priorities, changing priorities for use of staff and funds, changes in the housing market, and the availability of new federal, state or locally administered programs. Citizen participation in the evaluation process is important to maintaining the desired level of responsiveness to the needs of all economic segments of each community within the City.

Maintaining an accurate count of the housing inventory not only by type of unit, but by building condition is essential to evaluating program effectiveness. By monitoring and estimating changes in the inventory according to the applicable housing programs, the City will be able to determine which programs have been most effective. This will facilitate an evaluation of

the effectiveness of a selected program and whether or not the program is still relevant to meeting local housing needs.

Figure-1 represents a recommended approach to keeping track of changes in housing inventory. The selected programs have been arranged according to the three strategy areas: conservation, rehabilitation, and new construction. Space has been provided following each program to enter units added or improved through each program's application on an annual basis. Space is provided at the bottom of the figure to enter numbers measuring cumulative progress towards meeting overall housing needs. An important element of using this exercise to monitor effectiveness in meeting housing needs is that, as units are rehabilitated or are added by new construction, they will become eligible for conservation programs. This will allow the City to keep current on the total number of sound housing units. Conversely, sound housing units which are not properly maintained can become eligible for rehabilitation programs.

As new federal and state programs are developed to assist localities in providing housing, it is essential that the City expand their policies and programs to include those which "fit" the local situation. Likewise, as greater awareness of local housing needs develops in the community additional programs of a local nature can be developed at little or no cost to the city or its citizens. Identification of new programs should occur annually as well. Blank rows have been included in Figure 1 to permit insertion of the new programs as they are adopted. Market rate units developed by the private sector contribute to the housing supply. While not a specific program recommendation, space has been provided to record market rate units so that their impact on remaining housing need can be monitored and the annual objective adjusted to reflect the private sector contribution to the housing supply.

An example form has been included on the following pages to further clarify the recommended approach for monitoring changes in the City's housing inventory.

B. Program Evaluation Form Instructions

These instructions correspond to the example evaluation form provided in Figure 2. The form provided is designed to assist in the annual review of the programs identified in the Housing Element. Space

City of Ojai Housing Element

has been provided to include additional programs. Following each letter below (which corresponds to a letter on the Sample Evaluation Form) is a brief description of the contents of that space and any accompanying formulas.

- (A) The program number from the Housing Element.
- (B) The program name from the Housing Element.
- (C) The number of units added, improved or maintained annually through each program (can be zero).
 - 1. The number of units added, through new construction programs, each year.
 - 2. The number of rental units added, through new construction, each year.
- (D) The annual objective for units to be added under the new construction programs, as identified in the Housing Element.
- (E) The total number of units added through the new construction programs each year, as well as those developed by the private sector (market rate units).
- (F) The remaining need for new units. This can be calculated by subtracting E (units added) from D (the annual objective) ($D-E=F$) in any given year, and by subtracting E from G thereafter ($G-E=F$). If the annual objective has not been met, the remaining need will be incorporated into the next years annual objective. Conversely, if more units are constructed than anticipated, fewer units will have to be built the next year.
- (G) The annual objective can be calculated by adding D (the annual objective for the base year) to the remaining need F ($D+F=G$). (The annual objective for the base year applies to all subsequent years since it is derived by dividing the projected need for new units by the number of years this Housing Element is to be implemented.)
- (H) The annual objective for units to be improved through rehabilitation programs.
- (I) The total number of units improved through rehabilitation programs that year.

City of Ojai Housing Element

- (J) The remaining need for rehabilitation I (units added) from H (the annual objective) (H-I), and then subtracting the resulting number from K (the total number of units requiring rehabilitation), $((H-I) - K) = J$.
- (K) The total number of units requiring rehabilitation in the base year.
- (L) The annual objective for units requiring rehabilitation may fluctuate from year to year depending on the success of programs and the availability of funding. This figure can be updated by subtracting I (units improved) from the annual objective that year, and then adding that number to H (the annual objective for the base year). Note: Any units that have not been maintained should be added as well.
- (M) The annual objective for units requiring construction.
- (N) This is the number of units maintained or kept in standard condition annually through conservation programs.
- (O) Remaining need can be calculated by subtracting N from M in 1980, or N from P for all years thereafter.
- (P) The annual objective for conservation should be equal to the number of units in standard condition, or $N+E+I$. (Not all of the units rehabilitated (I) may be standard however, so care should be taken to include only those units that are improved to standard condition.)

C. Update Requirements

According to the Government Code Section 65588, it is the responsibility of the local legislative body (City Council) to determine the need for changes or amendments to the Housing Element. Because of the dynamic nature of housing supply and demand, Housing Element legislation requires that the Housing Element must be updated at least every five years.

The law stipulated that Housing Element reviews must evaluate the following:

City of Ojai Housing Element

1. The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal.
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
3. The progress of the City, county, or City and county in implementation of the Housing Element.

Economic data must also be updated as often as possible. The most accepted economic data for housing elements is from U.S. Census Reports. Unfortunately these are updated only once a decade. Periodic updates are researched by HCD and SCAG and these would be the best sources for supplemental data.

The law also says that the Housing Element must be revised as appropriate, but not less than every five years. Revisions must reflect the results of periodic review (i.e., as outlined above) and the first revision to the element must occur by July 1, 1989.

By keeping track of program implementation and changes in housing conditions on a yearly basis, the planning staff will be able to accurately advise the City Council of the need for significant update of the Housing Element when the need arises. Such an effort will better enable the City to make its contribution to meeting the housing needs of all economic segments of the community.

City of Ojai Housing Element

X. DESCRIPTION OF PUBLIC PARTICIPATION

This section describes the effort the City is making in order to achieve public participation of the community in the development of the Housing Element.

- A. Review of Draft Housing Element by Citizen Committee
- B. The draft Housing Element will be circulated to other public agencies, local newspapers, utility companies, libraries, school district, concerned citizen groups, i.e., Chamber of Commerce, Board of Realtors, League of Women Voters, Citizen's to Preserve the Ojai, and made readily available to any other citizen who expresses an interest.
- C. Public Hearings on the Draft Housing Element Before:
 - 1. Planning Commission
 - 2. City Council

FIGURE 1

HOUSING ELEMENT PROGRAM EVALUATION FORM

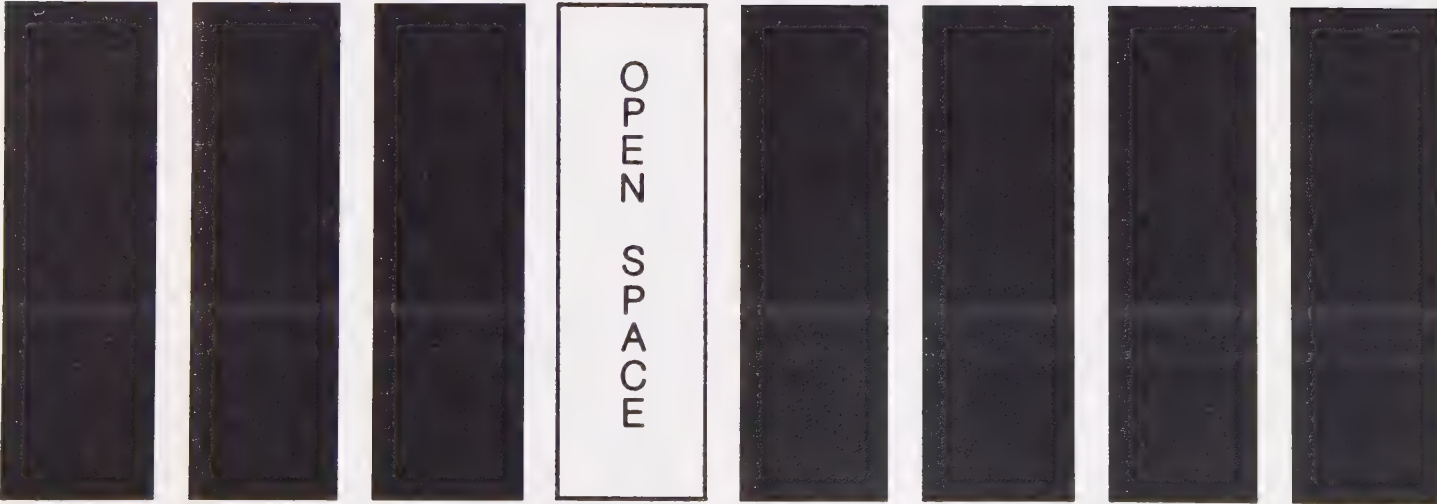
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Rehabilitation

Cons' on

General Plan



OJAI CITY COUNCIL

RESOLUTION NO. 87-7

A RESOLUTION OF THE OJAI CITY COUNCIL
APPROVING GENERAL PLAN AMENDMENT GPA 87-2
ADOPTING AN OPEN SPACE ELEMENT
FOR THE CITY'S GENERAL PLAN.

BE IT RESOLVED by the City Council of the City of Ojai, California, as follows:

SECTION 1. The Open Space Element of the City of Ojai General Plan was prepared in conformance with State law pursuant to overall City goals, objectives, and policies. It is consistent with other Elements of the Ojai General Plan.

The purpose of the Open Space Element is to incorporate resource conservation, recreational, aesthetic, and safety goals, policies, and programs into a comprehensive Open Space Plan for the City.

This Element was created in conjunction with the formation of the Conservation and Recreation Elements of the Ojai General Plan (1986). The Conservation and Open Space Element may be adopted as one Element or separately under General Plan Law. The Ojai Open Space Element has been developed separately from the Ojai Conservation Element. This has occurred because of the unique character of the Ojai area and the importance of open space to the community.

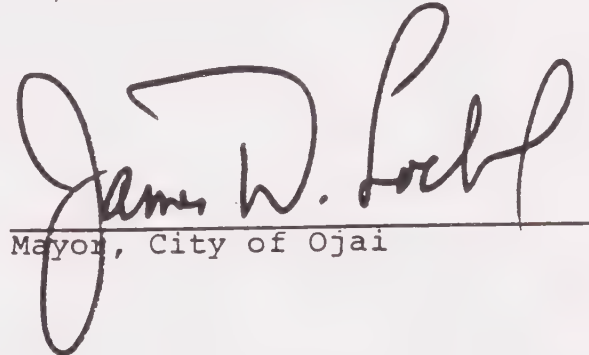
SECTION 2. After taking public testimony and hearing evidence from City staff and the consultants preparing the Open Space Element, the City Council finds, pursuant to the findings set forth in the staff report dated February 24, 1987, that the proposed General Plan Amendment to adopt an Open Space Element of the General Plan satisfies the requirements of law for a General Plan Amendment.

SECTION 3. The City Council finds that a Negative Declaration prepared for the Open Space Element meets all applicable requirements of the California Environmental Quality Act and there is no substantial evidence that GPA 87-2 will result in a significant effect upon the environment. The Council has considered and hereby approves the Negative Declaration.

SECTION 4. The City Council hereby approves GPA 87-
2.

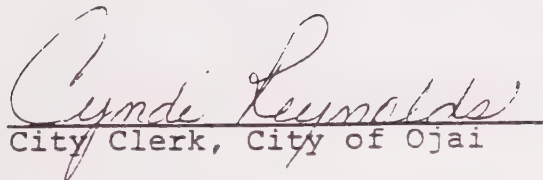
PASSED AND ADOPTED this 24th day of February, 1987,
by the following roll call vote.

AYES: Shelley, Olsen, DeVito, McDevitt, Loeb
NOES: None
ABSTAIN: None
ABSENT: None



Mayor, City of Ojai

ATTEST:



City Clerk, City of Ojai

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)
)
CITY OF OJAI)

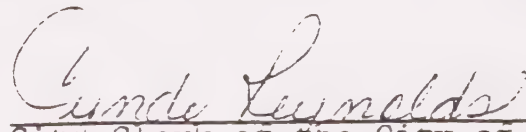
I, CYNDI REYNOLDS, City Clerk of the
City of Ojai do hereby certify that the above and
foregoing Resolution was duly passed and adopted by
the City Council of said City at a regular meeting
thereof held on the 24th day of February, 1987
by the following vote:

AYES: Shelley, Olsen, DeVito, McDevitt, Loeb

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed the official Seal of said City this
24th day of February, 1987.



City Clerk of the City of Ojai

(SEAL)

OPEN SPACE ELEMENT

Introduction

BACKGROUND AND PURPOSE OF THE ELEMENT

The Open Space Element of the City of Ojai General Plan was prepared in conformance with State law and pursuant to overall City goals, objectives and policies. It is consistent with other Elements of the Ojai General Plan.

The purpose of the Open Space Element is to incorporate resource, conservation, recreational, aesthetic and safety goals, policies, and programs into a comprehensive Open Space Plan for the City.

This Element was created in conjunction with the formation of the Conservation and Recreation Elements of the Ojai General Plan (1986). The Conservation and Open Space Element may be adopted as one Element or separately under General Plan Law. The Ojai Open Space Element has been developed separately from the Ojai Conservation Element. This has occurred because of the unique character of the Ojai area and the importance of open space to the community.

The Open Space Element is a product of research conducted for the Ojai General Plan Master Environmental Assessment (MEA) and the Conservation and Recreation Elements and field work in the Ojai community. The Element is based in part on data contained in the Ojai MEA. From the MEA inventory of important resources of the City, various goals, policies and programs were set forth in the Conservation Element. These were formulated to insure the sound management and proper conservation and utilization of all resources of the City and to preserve Ojai's unique living environment.

Recreational resources and opportunities are also identified in the MEA. The Recreation Element identifies existing and potential future Parks, Trails, Specialized Facilities and Preserves. The Recreation Element also establishes goals, policies and programs to meet the long-term recreational needs of the community. These needs include recreational open space. The Recreation Element's concepts have therefore been incorporated into the General Plan Open Space Element.

In summary, resource conservation goals from the Conservation Element were incorporated into the Open Space Plan and long-term recreational goals were derived from the Recreation Element. Other relevant open space issues pertaining to aesthetics and public safety were considered and evaluated. A series of open space geographical overlays were then created, incorporating the identification of natural, cultural and aesthetic resources, recreational opportunities and safety hazards. This work effort resulted in the product of the City's Open Space Element Plan. The combined purpose of these Elements is to guide the long-term management of the City's resources and establish City policy guidelines in the Ojai Planning Area to preserve natural, recreational and scenic resources and amenities.

ASSUMPTIONS/DEFINITIONS

The Ojai Open Space Element is a product of the conservation, recreational, safety and aesthetic concerns of the Ojai community. Definitions, explanations and inventories of data pertaining to open space issues are provided in various sections of the General Plan and MEA. Within the Introduction section of the General Plan and Index Matrix references sections within General Plan documents (i.e., MEA, various General Plan Elements) where specific information regarding open space may be obtained. Definitions and categorization unique to the Open Space Element are provided below and on the following pages under "Legal Authority".

California State General Plan law generally defines Open Space as any parcel or area of land or water that is essentially unimproved and devoted to an open space use, and that is designated on a local, regional or state open space plan.

The categories of Open Space in Ojai that are referenced throughout this Element and illustrated on the Open Space Element Plan are listed below.

Agricultural Open Space

Land currently used as, or available for, farmland production is classified and given various value by the California Department of Conservation. These lands are categorized and considered for agricultural preservation in the Department's "Important Farmland Inventory". The Ojai MEA (Geology and Soils sections) and Conservation Element identify these "Important Farmlands" in Ojai that are utilized for agriculture and which possess prime or important soils for agricultural production. Important Farmlands are defined in detail in the MEA Soils section and in the Conservation Element under "Important Farmland". They are depicted as Conservation Open Space on the Open Space Element Plan.

Another type of open space related to agricultural land use is rangeland. Rangeland is land used for grazing by ranch animals, usually cattle. Policies and conservation of open space set forth in this Element are reflective of community desires to preserve important rangeland.

Biological Open Space

As discussed in the Ojai MEA and Conservation Element, certain biological habitats are identified with "high" or "moderate" biological significance. These biologically "significant" areas are precisely defined in the MEA and Conservation Element under "Biological Resources" and are shown on the Open Space Element Plan as Conservation Open Space. Open space and conservation policies reflect the preservation of these important habitats.

Cultural Open Space

Archaeological and historical resources are also defined and identified in the MEA and Conservation Elements. (See "Cultural Resources" sections.) They pertain to properties that were, are, or may be significant in local and American history, regional architecture,

archaeology, and/or culture. Policies for their preservation are set forth in the Conservation Element. Historical resources are designated on the Open Space Element Plan.

Recreational Open Space

Recreational Open Space is defined as an open parcel of natural or landscaped land that is intended for outdoor recreation and the enjoyment of nature. Parks, Trails, Specialized Recreation Facilities and Preserves defined in the Recreation Element are applied in this Element and shown on the Open Space Element Plan as Recreational Open Space.

Scenic Open Space

Scenic Open Space is defined as those areas that establish the aesthetic and visual character of the community. It relates to every aspect of the City of Ojai and its associated views of natural scenery. This type of open space is difficult to specifically identify and is considerably subjective. Within this Element, Scenic Open Space pertains to views of and from the Ojai, the aesthetic quality of the Valley's ridgelines illustrated in Exhibit OS-1, and areas valued to protect and enhance the scenic character of the Ojai. Open space values may relate to community identity, "entrance" themes or the appearance at City perimeters or any portion of land which may otherwise portray "The Ojai". Scenic Open Space is illustrated on the Open Space Element Plan.

Public Safety Open Space

Open space retention is necessary for certain land that has characteristics hazardous to public health and safety. Such public safety risks primarily consist of geologic hazards (e.g., seismic faults, landslides, etc.), hydrological hazards (e.g., flooding) and fire hazards. Public safety definitions and evaluations are provided in the Ojai MEA under the specific topical sections: Traffic/Circulation; Geology; Hydrology/Flooding; and Public Services.

LEGAL AUTHORITY

Under State Law (Section 65302) a City is required to adopt an open space plan for the "...comprehensive and long-range preservation and conservation of open space within its jurisdiction".

As established under State Law, open space may be designated on an Open Space Plan as any of the following:

1. Open space for the preservation of natural resources, including but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers, and streams that are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
3. Open space for outdoor recreation, including but not limited to, areas that have outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purpose, including access to lakeshore, beaches, rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails and scenic highway corridors.
4. Open space for public health and safety, including but not limited to, areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soils areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

The Index Matrix within the Introduction of this General Plan provides an index/reference of State General Plan requirements and under which sections of the Ojai General Plan each State requirement is fulfilled.

OPEN SPACE ELEMENT

Issues and Needs

OVERVIEW

Open Space issues in Ojai are numerous, complex and overlapping with other General Plan issues. Categories of Open Space have been established within the Element to clarify and simplify complex issues. In this manner the reader may easily find and reference a specific concern whether it relates to preservation of agricultural farmland, seismic safety open space, biological habitat, or parkland issues among others.

The Ojai Master Environmental Assessment (MEA) provides a data base for this Element. The Conservation and Recreation Elements further explain reasoning and substantiation behind policies, programs and geographical open space overlays of the Open Space Element Plan. The Introduction Index Matrix of the General Plan provides a section reference within the General Plan where various open space-related terms and issues are explained.

Major issues pertaining to each Open Space category of this Element are briefly discussed below.

AGRICULTURAL OPEN SPACE

"Important Farmlands" identified in the Ojai MEA and Conservation Element are utilized in agriculture and have "Prime" or "Important" soils for agricultural production. Rangeland utilized in grazing is also considered valuable under this open space category. Retention of these areas for open space and agricultural production is a significant issue in Ojai City Policy.

BIOLOGICAL OPEN SPACE

Biologically significant areas identified in the MEA and Conservation Element are also shown on the Open Space Element Plan. Biological open space/conservation and associated preservation policies for these important biological habitats are of major concern in the Ojai community.

CULTURAL OPEN SPACE

Issues pertaining to cultural open space primarily relate to areas with known or potential existence of archaeological and historical resources. Goals, Policies, and Programs of the Conservation Element are established to preserve these resources. These policies have been applied to the Open Space Element to herein reflect conservation goals.

RECREATIONAL OPEN SPACE

Recreation is an important aspect of Ojai's living environment. The Recreation Element establishes Goals, Policies and Programs to insure the longevity of Ojai's recreational opportunities. Components of the Recreation Element (Parks, Trails, Specialized Recreation Facilities and Preserves) are identified in this Element as Recreational Open Space.

SCENIC OPEN SPACE

Scenic Open Space in Ojai is highly valued to protect and enhance the scenic character of Ojai. Major community issues include the protection of major surrounding ridgelines, establishment of buffer zones between other open space and urban areas, coordination of Scenic Corridors with Scenic Highways adopted with the Circulation Element, and most importantly, the preservation of views to and from the Ojai Valley.

Scenic Open Space is the most difficult open space in Ojai to define and address objectively. Areas within or surrounding the City that are characterized with a feeling of "community identity" or are associated with the aesthetic, natural character of Ojai are highly valued in the community. Policies within this Element reflect the desires of the community to retain these special places as open space.

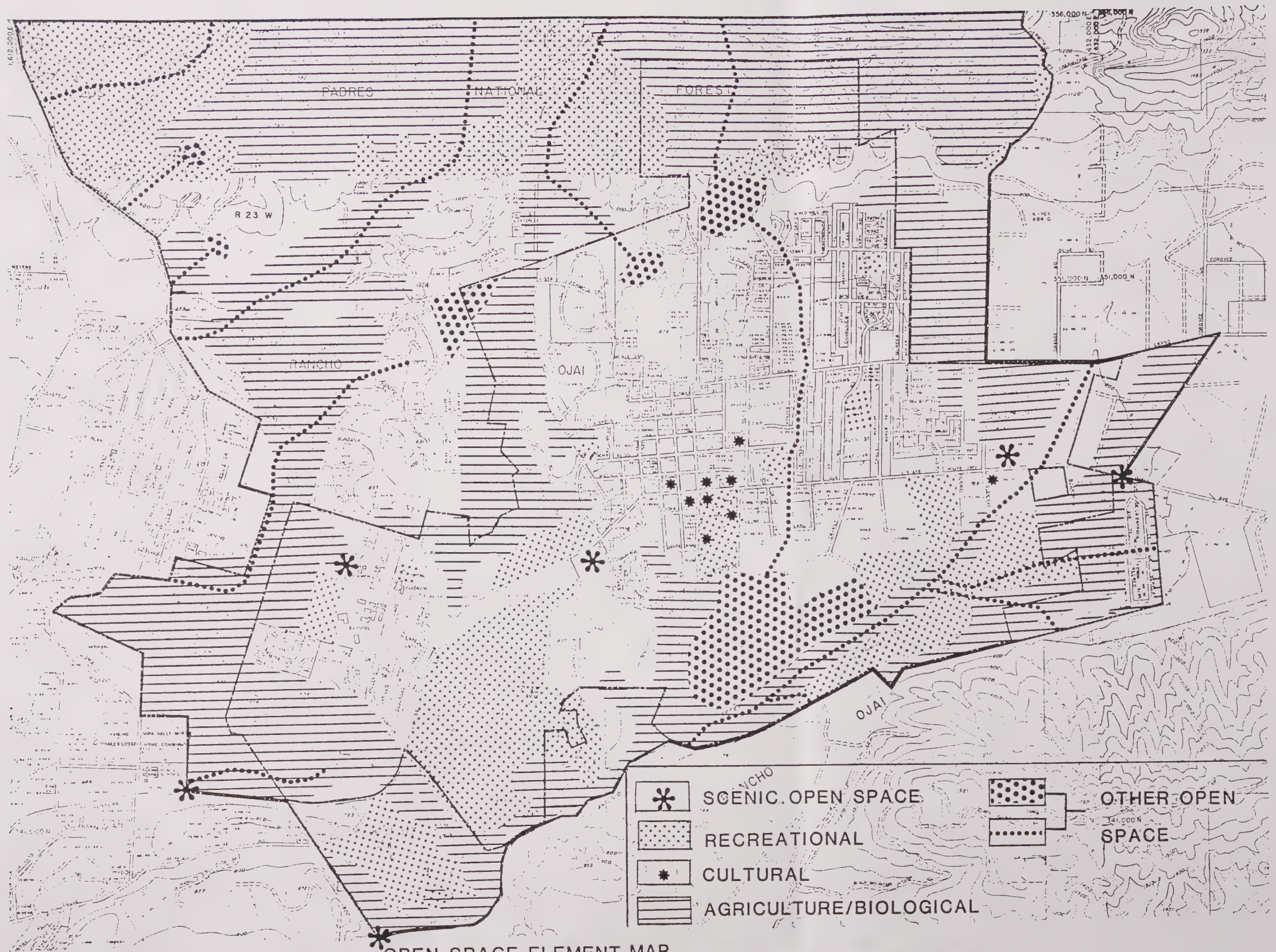
PUBLIC SAFETY OPEN SPACE

State General Plan law requires cities to adopt a Public Safety Element. The City of Ojai has adopted the County of Ventura Public Safety Element. This Open Space Element's Public Safety Open Space is reflective of the Ventura County Public Safety Element and public safety/hazard issues addressed in the Ojai MEA. The need to create an Ojai Public Safety Element or updated County Element should be considered in the near future. The Element would establish specific Ojai City and County of Ventura combined Policy, define acceptable levels of public safety risks and would adopt mitigation methods to reduce these hazards to the established, acceptable levels.



GENERAL

CI



GENERAL PLAN

CITY OF OJAI

SOURCE: SANCHEZ TALARICO ASSOC. INC.

EXHIBIT OS-1

OPEN SPACE ELEMENT

Goals, Policies, and Implementing Programs

INTRODUCTION

This section of the Open Space Element sets forth City Goals, Policies, and Implementing Programs for the long-term retention of open space in Ojai. As previously mentioned, open space issues in Ojai are numerous and complex and involve other Elements of the Ojai General Plan. The Open Space Element has been organized in a format providing easy reference to other General Plan sections.

Where necessary and appropriate, all or a portion of an open space category's Goals, Policies and Programs are cross referenced to another General Plan Element (i.e., Conservation, Recreation Elements). In such cases the referenced Element's Goals, Policies, and Programs are incorporated in the Open Space Element by reference and by their application to the Open Space Plan.

The first category ("GENERAL") provides overall open space Goals, City Policies and Implementing Programs. The GENERAL section is then followed by specific open space issue sections.

GENERAL

IT SHALL BE THE INTENTION OF THE CITY OF OJAI TO PROVIDE FOR THE LONG-TERM RETENTION OF IDENTIFIED AND POTENTIALLY SIGNIFICANT OPEN SPACE IN OJAI SO AS TO MAINTAIN AND ENHANCE THE QUALITY OF THE ENVIRONMENT. SUCH OPEN SPACE INCLUDES BUT IS NOT LIMITED TO THOSE AREAS IDENTIFIED AS SIGNIFICANT OR POTENTIALLY SIGNIFICANT IN THE OJAI GENERAL PLAN CONSERVATION AND RECREATION ELEMENTS.

Policy: The City shall formally recognize open space areas in Ojai and shall establish measures to preserve the identified open space.

Program: Data contained in the Ojai Master Environmental Assessment (MEA) shall be utilized to the maximum extent feasible in formulation of an Open Space Plan for the Ojai General Plan. As the MEA data is periodically updated and refined, any changes in the MEA will be considered for possible implications to the Open Space Element.

Program: Any data that is not within the MEA but is considered relevant by the City in open space planning shall be considered and utilized in preparation of the Open Space Plan and associated policies.

Program: Appropriate standards and criteria will be established by the City for the preservation and use of open space lands. Specifically, pursuant to State law the following provisions for consistency with the Ojai Open Space Plan are hereby adopted by the City of Ojai.

"65566. Any action by the Federal Government, a county or city by which open space land or any interest therein acquired or disposed of or its use restricted or regulated, whether or not pursuant to this part, must be consistent with the local open-space plan.

"65567. No building permit may be issued, no subdivision map approved, and no open-space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open space plan."

Program: Community/neighborhood open space systems will be included in specific plans, planned residential districts and any other planned development where appropriate.

Program: The City shall adopt a resolution formally recognizing Article 13b, Section 8 of the California State Constitution which directs the assessor to consider open space so as to "preserve its use for food and fiber, use and enjoyment of natural resources and scenic beauty and recreation".

Program: Existing and potential new land use and zoning provisions shall be pursued by the City to regulate land use in Ojai as it relates to open space. Such planning tools include but are not limited to:

- Agricultural zoning;
- Flood plain zoning;
- Subdivision for public open space;
- Development fees for acquisition of land for recreational open space uses;
- Overlay zones in special open space areas or critical areas of the community;
- Acquisition of tax deed lands; and
- Private and public golf course future security as permanent open space.

Policy: The Open Space Element and its Open Space Plan shall be recognized as an official and adopted policy document in the assessment of future development proposals in the City.

Program: The Open Space Element and Plan shall be used in initial environmental assessments and during subsequent environmental documentation in City planning.

Program: The Open Space Element and its base data shall be periodically reviewed to improve the content and effectiveness in guiding sound development policies and programs, and in soliciting maximum public input during community planning procedures.

Policy: The City shall consider cooperative programs with other involved agencies and organizations for the acquisition, improvement, maintenance and/or preservation of open space.

Program: The City shall actively pursue open space programs in cooperation with the Federal, State, Regional, County and special district agencies.

Program: The City shall encourage private and quasi-private landowners to provide open space for preservation of natural features, landscaping, recreation, and other appropriate open space uses where feasible. This will include city support for a land bank program.

Program: The State Code on Open Space Easements will be complied with and pursued by the City. The Code provides that a city or county having a General Plan may accept grants of open space easements in which the owner relinquishes to the public, in perpetuity or for a term of 20 years or more, the right to construct improvements on it. The easement agreement may also contain a covenant against the extraction of natural resources, cutting trees or growth except for preservation or other unfriendly activities. It must be consistent with the Open Space Element of the General Plan and must be in the best interest of the state/county/city and important to the public for the employment of scenic beauty, use of natural resources, recreation, or production of food and fiber.

Policy: Open Space designations for preservation of all types of open space identified in this Element and throughout the General Plan shall be coordinated and integrated into a comprehensive, coordinated open space network through the City.

Program: Multiple use of open space and connecting open space areas shall be pursued by the City by combining appropriate compatible open space land uses (i.e., hiking and riding trails along flood control channels; picnic sites and view points along scenic highways; multiple use of school playfields).

Program: The selection and use of open space shall be coordinated with other public agencies (i.e., park and school sites; flood control storm drains and municipal water treatment facilities) to maximize the efficiency of open space uses.

Policy: The City shall establish conformity between the General Plan Open Space/Conservation Elements and zoning.

Program: The City will evaluate its zoning criteria for conformity with the Open Space and Conservation Elements. Conflicts in zoning will be resolved as expeditiously as possible, by revisions or additions of new and amended sections to the subdivision and other related ordinances.

Program: The City will establish an equitable process for resolving conflicting open space and related property uses by:

1. Reviewing all development proposals with consideration of the environmental review process (CEQA) and the relationship with the Open Space Element and all other General Plan Elements;
2. Public noticing, public discussions and making available text and maps depicting open spaces and open space issues;
3. Providing opportunity for comment on the Open Space Element prior to future revisions.

Policy: The City shall support provisions for open space via density transfers, development clustering, and open space dedications where considered appropriate and feasible for the City to conserve open space lands.

Program: During development review processing, the City shall consider alternative methods to conserve important or significant open space lands. Such alternative actions would or would not be permitted at the City's discretion and may include development clustering, density transfers, open space dedications or easements and other similar actions.

Policy: Achieving open space amenities in the R-2 and R-3 zones in the City of Ojai shall be a high priority to the community.

Program: The City shall investigate land use element changes to establish small open space opportunities within these areas.

AGRICULTURAL, BIOLOGICAL AND CULTURAL OPEN SPACE

Goals, Policies, and Implementing Programs relating to agricultural preservation (Important Farmlands), biological resources, and cultural resources are presented in the Conservation Element of the General Plan. The intentions and measures of the Conservation Element are hereby incorporated into the Open Space Element. They are further included in this Element by application to the Open Space Plan (map) as Agricultural Open Space, Biological Open Space and Cultural Open Space.

RECREATIONAL OPEN SPACE

The Recreation Element of the General Plan sets forth Goals, Policies and Implementing Programs relating to Recreation in Ojai. Recreation issues in that Element are divided into the following topics: Parks, Trails, Specialized Recreation Facilities and Preserves. Each of the topical sections relate to recreational open space in various ways. The provisions of the Recreation Element as they pertain to recreational open space are hereby incorporated into the Ojai Open Space Element. Programs and provisions of the Recreation Element have further been incorporated into this Element by their application to the Open Space Plan (map) as Recreational Open Space.

SCENIC OPEN SPACE

THE CITY OF OJAI SHALL SUPPORT THE MAINTENANCE AND ENHANCEMENT OF THE SCENIC, NATURAL QUALITY OF OJAI BY PRESERVING AS OPEN SPACE ANY PARCEL OF LAND, RIDGELINE, OR OTHER QUALIFIED SCENIC ELEMENT OF THE CITY OR ITS PLANNING AREA, TO PROVIDE FOR THE SHORT- AND LONG-TERM AESTHETIC HEALTH OF OJAI.

THE CITY OF OJAI SHALL SUPPORT THE PRESERVATION OF ANY UNIQUE OR AESTHETICALLY VALUED ASPECT OR CHARACTER OF OJAI BY RETAINING OPEN SPACE THAT ILLUSTRATES OR PROTECTS THOSE UNIQUE AND NATURAL CHARACTERISTICS THAT MAKE OJAI A DESIRABLE PLACE TO LIVE.

Policy: The natural features and general environmental characteristics of Ojai's hillsides and ridgelines shall be permanently preserved.

Program: No development or alteration to the natural condition of prominent ridgelines or adjacent/nearby areas shall be permitted by the City of Ojai. This program shall apply to the areas identified on the Open Space Plan as "Scenic Open Space" or "Scenic Points of Interest".

Program: The City shall work with all appropriate jurisdictions to restrict all development visible from the valley on the south face of the slopes of Los Padres National Forest.

Program: The City shall work with all interested parties to prohibit development visible from the valley on the north face of the Black Mountain and Sulphur Mountain. Development not visible would be permitted consistent with the intent of the general plan, its policies and programs.

Program: The Open Space Plan shall formally designate open space areas that will maintain and enhance the hillsides and ridgelines and provide a buffer between development and open space or agriculture.

Program: The City shall formulate and adopt a Hillside Development Ordinance in keeping with the Goals and Policies of this Element and the Conservation Element. The Ordinance will protect valuable hillside lands from exposure to development. It should also provide for hillside grading, standards and other restrictions.

Program: Areas adjacent to open space and agricultural lands will be carefully scrutinized during any development proposal's review for compatibility with the open space. Buffer zones and screening of development are examples of provisions for appropriate blending in transition between land uses.

Program: The City shall pursue the creation of a "Greenbelt Agreement" with the County of Ventura, City of Santa Paula and LAFCO to preserve open space and agricultural between Ojai and surrounding communities.

Policy: In establishing City policy and in other decision making efforts, the City will consider and highly value any open, natural, or special open space characteristic of a particular area. That characteristic will bear more weight than potential economic or other values which may result from the development or alteration of the land.

Program: The City shall incorporate an aesthetic open space provision in its development processing review. The provision shall require formal consideration of the aesthetic qualities of a site or its surroundings during a project's review.

Program: The City shall review its zoning code and incorporate appropriate mandatory "findings" related to the preservation of Aesthetic Open Space in the City.

Program: The City shall establish specific "finding" requirements related to the future subdivision of all lands under its jurisdiction related to open space within and adjacent to the City.

PUBLIC SAFETY OPEN SPACE

THE CITY OF OJAI SHALL PROVIDE FOR THE PUBLIC HEALTH AND SAFETY BY ISOLATING HAZARDOUS OR POTENTIALLY HAZARDOUS AREAS IN OPEN SPACE AND BY PROVIDING OPEN SPACE BUFFERS BETWEEN HAZARDOUS OR POTENTIALLY HAZARDOUS AREAS AND URBAN OR RURAL NEIGHBORHOODS.

Policy: The City shall identify and limit the extent and intensity of land uses and development in hazardous areas such as, but not limited to: steep slopes, streambeds, flood plains, fault zones and erosive or landslide areas.

Program: Data within the Ojai MEA and other sources will be utilized to officially identify areas hazardous to public safety in Ojai and to formulate a Public Safety Element for the Ojai General Plan. The Public Safety Element should be created and adopted as soon as a feasible.

Program: Areas such as but not limited to flood plains, flood control channels, fault zones and fire breaks will be identified in the Public Safety Element. These areas will be reserved under the Element for permanent open space or compatible non-risk uses to protect public safety in Ojai.

Policy: Areas currently or potentially under uses containing any public health or safety hazard shall be adequately buffered as expeditiously as feasible to protect public safety.

Program: Industrial and other uses with potential for public health/safety hazards shall be located appropriately and be adequately buffered with open space to absorb noise and other nuisances or dangers. These buffer areas will be assessed and provided on a project-specific basis, as proposed development is reviewed by the City.

Program: The City, in preparing its Public Safety Element, will identify land uses that potentially threaten public health and/or safety. The Element will further disallow or restrict the identified uses as is appropriate and will require adequate open buffer areas to protect the public health and safety. These provisions will become policy within the Public Safety Element and applied to the Open Space Plan as Public Safety Open Space.

General Plan

				CONSERVATION			
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OJAI CITY COUNCIL

RESOLUTION NO. 87-6

A RESOLUTION OF THE OJAI CITY COUNCIL
APPROVING GENERAL PLAN AMENDMENT GPA 86-2
ADOPTING A CONSERVATION ELEMENT FOR
THE CITY'S GENERAL PLAN.

BE IT RESOLVED by the City Council of the City of Ojai, California, as follows:

SECTION 1. The Conservation Element of the Ojai General Plan was prepared in conformance with State law and pursuant to the realization of City of Ojai General Plan overall goals, objectives, and policies. The Element identifies natural resources; defines issues pertaining to the preservation of resources; and establishes policies and programs to implement objectives of long-term preservation and wise utilization of resources.

The purpose of the Conservation Element is to define the City's resource conservation goals and to establish tools and mechanisms to obtain the desired goals. The Conservation Element, in combination with the Ojai Open Space Element, is formulated to guide the long-term management of the resources within City boundaries, and to establish policy guidelines in its planning area. An inventory of these resources is provided in the Ojai Master Environmental Assessment (MEA). From the MEA's resource inventory, goals, policies, and programs were formulated to insure sound management and proper utilization and conservation of all resources in the City, and preservation of Ojai's unique living environment.

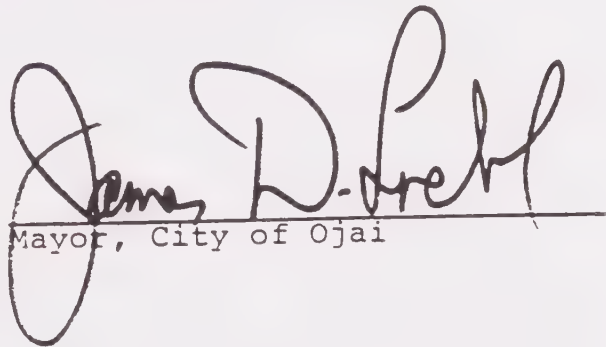
SECTION 2. After taking public testimony and hearing evidence from City staff and the consultants preparing the Conservation Element, the City Council finds, pursuant to the findings set forth in the staff report dated February 24, 1987, that the proposed General Plan Amendment to adopt a Conservation Element of the General Plan satisfies the requirements of law for a General Plan Amendment.

SECTION 3. The City Council finds that a Categorical Exemption prepared for the Conservation Element meets all applicable requirements of the California Environmental Quality Act and there is no substantial evidence that GPA 86-2 will result in a significant impact upon the environment.

2. SECTION 4. The City Council hereby approves GPA 86-

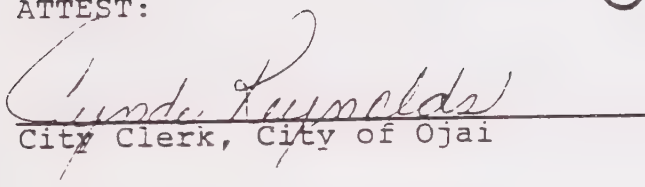
PASSED AND APPROVED this 24th day of February, 1987,
by the following roll call vote:

AYES: Shelley, Olsen, DeVitc, McDevitt, Loeb1
NOES: None
ABSTAIN: None
ABSENT: None



Mayor, City of Ojai

ATTEST:



City Clerk, City of Ojai

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)
)
CITY OF OJAI)


I, CYNDI REYNOLDS, City Clerk of the
City of Ojai do hereby certify that the above and
foregoing Resolution was duly passed and adopted by
the City Council of said City at a regular meeting
thereof held on the 24th day of February, 1987
by the following vote:

AYES: Shelley, Olsen, DeVito, McDevitt, Loeb

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed the official Seal of said City this
24th day of February, 1987



City Clerk of the City of Ojai

(SEAL)

CONSERVATION ELEMENT

Introduction

BACKGROUND AND PURPOSE OF THE ELEMENT

The Conservation Element of the Ojai General Plan was prepared in conformance with State law and pursuant to the realization of the City of Ojai General Plan overall goals, objectives and policies. The Element identifies natural resources; defines issues pertaining to the preservation of resources; formulates goals and objectives aimed at conservation of resources; and established policies and programs to implement objectives of long-term preservation and wise utilization of resources.

The purpose of the Conservation element is to define the City's resource conservation goals and to establish tools and mechanisms to obtain the desired goals. The Conservation Element, in combination with the Ojai Open Space Element, is formulated to guide the long-term management of the resources within City boundaries and to establish policy guidelines in its planning area. An inventory of these resources is provided in the Ojai Master Environmental Assessment (MEA). From the MEA's resource inventory, goals, policies and programs were formulated to insure sound management and proper utilization and conservation of all resources of the City and preserved Ojai's unique living environment.

ASSUMPTIONS/DEFINITIONS

The Conservation Element of the Ojai General Plan has been prepared pursuant to requirements of State Law. The Element is in conformance with the overall General Plan goals of the City of Ojai and has been formulated in a manner to implement the goals.

As a premise to the establishment of the General Plan Conservation Element and its goals and policies, an outline of definitions and assumptions used to create the Conservation element is provided below:

- Conservation involves a recognition and respect of all the earth's resources, in that their management and preservation is the responsibility of our fellow man for use and appreciation by future generations.
- Conservation assumes that all things are either existing or potential resources. Most resources are finite and if they are to be expended, it should be done in a prudent and judicious manner.
- Conservation inherently respects the inter-relationship between needs for utilization and resources. It further establishes priorities which will determine how resources will be conserved or utilized for the long-term benefit of all living things.

LEGAL AUTHORITY

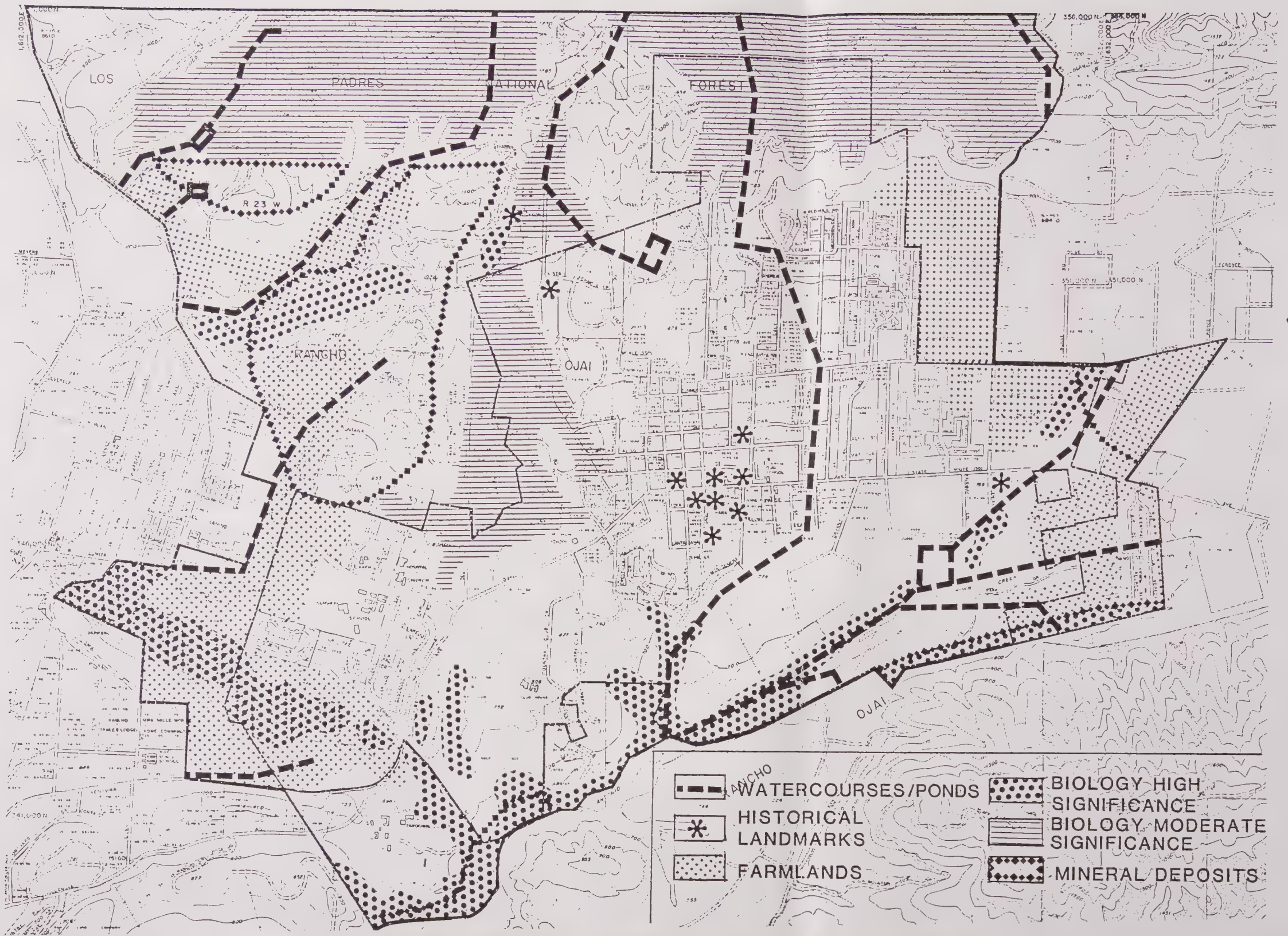
Under State Law, a City is responsible for preparing a comprehensive General Plan for the long-term physical development of the City. Section 65302, pertaining to required Elements of the General Plan, states the following:

"The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The Plan shall include the following elements:

A Conservation Element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and City agencies which have developed, served, controlled, or conserved water for any purpose for the County or city for which the plan is prepared. The Conservation Element may also cover:

- (1) The reclamation of land and water.
- (2) Flood Control.
- (3) Prevention and control of the pollution of streams and other waters.
- (4) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (5) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (6) Protection of watersheds.
- (7) The location, quantity, and quality of the rock, sand, and gravel resources."

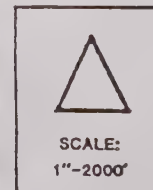
The Index Matrix within the Introduction Section of this General Plan provides an index/reference of State General Plan requirements and under which sections of the Ojai General Plan the State requirement is fulfilled.



CONSERVATION ELEMENT MAP

GENERAL PLAN

CITY OF OJAI



SOURCE: SANCHEZ TALARICO
ASSOC. INC.

EXHIBIT CONS-1

CONSERVATION ELEMENT

Issues and Needs

OVERVIEW

The Ojai Master Environmental Assessment (MEA) provides an inventory of all resources in the Ojai Sphere of Influence. Resources are defined, located and evaluated in the MEA text and its associated maps. Issues pertaining to these topics are discussed in this section. Goals, Policies and Implementing Programs for preservation of the following resources are established in the Conservation Element, based on the data of the MEA.

- **GEOLOGICAL RESOURCES**
 - **Important Farmland**
 - **Mineral Resources**
- **WATER/WATERSHEDS**
- **BIOLOGICAL RESOURCES**
- **CULTURAL/HISTORIC RESOURCES**
- **AIR QUALITY**
- **SCENIC VIEWS/AESTHETICS (Conservation and Open Space Elements)**
- **RECREATIONAL AMENITIES (Recreation Element)**

General Plan issues that relate to conservation of the above resources are based on the MEA Inventory. Major issues which initiated the Conservation Element's goals and policies are summarized below.

GEOLOGIC RESOURCES

Geologic resources and associated issues in Ojai include:

- **Important Farmlands** utilized in agriculture which are valued as significant soil resources. Preservation of these designated Important Farmland resources is essential for the continuing land use and environmental balance in Ojai.
- **Mineral and Oil Resources** which are valued as significant soil resources. Preservation of these important resources is essential for the continuing land use and environmental balance in Ojai.

CONSERVATION ELEMENT

Goals, Policies and Implementing Programs

INTRODUCTION

The following conservation goals, objectives, policies and programs are presented in a manner to enable the reader to perceive the underlying intent of each goal, and to further understand the methods (policies and programs) by which the City will realize the General Plan's conservation goals and objectives. Goals have been established for each Issue/Need previously indicated. Goals related to Scenic Values/Aesthetics and Recreational Resources are contained in the Open Space and Recreation Elements.

GENERAL

IN PLANNING FOR THE FUTURE OF THE OJAI, IT SHALL BE THE OVERALL GOAL OF THE CITY TO PROVIDE FOR THE PRESERVATION AND PROPER UTILIZATION OF NATURAL AND CULTURAL RESOURCES TO MAINTAIN AND ENHANCE THE QUALITY OF THE NATURAL LIVING ENVIRONMENT AND NATURAL BEAUTY OF THE AREA.

Policy. The City shall implement the State requirements for development of a Conservation Element. The Element will be integrated into a unified General Plan that reflects the complex relationship between resources, conservation and community needs.

Program: Continue consideration of State General Plan requirements in formulation of specific conservation and general programs of the General Plan.

Program: Provide an index in the Element of State requirements and reference text where requirements are fulfilled.

Program: Establish appropriate standards and criteria for the conservation and use of natural and cultural resources.

Policy: Identify, locate and evaluate the status of the City's natural and cultural resources as they relate to natural and human needs.

Program: Maintain an inventory of the City's resources and pursue their conservation.

Program: Utilize the City's Master Environmental Assessment and update it when necessary to maintain an up-to-date inventory and valuation of resources.

Policy: Identify and evaluate those entities currently responsible for the management of the City's resources as an initial step in the development of a total "conservation system".

Program: Establish and maintain correspondence and coordination with governmental agencies and other involved organizations in pursuit of programs to conserve natural and cultural resources.

Program: The following agencies and organizations, at a minimum, shall be contacted for their input into the City's Conservation Element. Further, when new programs are considered, applicable agencies shall be contacted for involvement.

- U.S. Forest Service
- California State Department of Conservation
- County of Ventura

Policy: Formulate a land use pattern that takes optimum advantage of natural and cultural resources in the Ojai Planning Area.

Program: integrate all General Plan goals and policies to respect and consider goals and policies of the Conservation Element.

Program: Verify consistency between Land Use designations (specifically open space and recreation) and policies of the Conservation Element pertaining to preservation of resources.

Program: Develop a general plan/zoning matrix chart in the Land Use Element of the General Plan.

Program: Provide general plan conformance sections related to all Elements in any major project staff reports.

Program: Review the Land Use Element at regular intervals to assure compliance with conservation goals.

GEOLOGIC RESOURCES: IMPORTANT FARMLAND

IN ALL FUTURE DECISIONS, IT SHALL BE THE GOAL OF THE CITY OF OJAI TO PROTECT IMPORTANT AGRICULTURAL LANDS FROM FUTURE URBANIZATION.

Policy: Recognize and incorporate the Ventura County Important Farmlands classification system into City programs pertaining to preservation of agricultural lands.

Program: Adopt a farmland classification system of all agricultural land within the City Planning Area, and create an "Agricultural Overlay" designation in the General Plan Land Use Element Map that will provide for the preservation of all important farmlands within the City Sphere of Influence. Relevant factors shall be soil type, crop importance and value, location and longevity of agricultural worth.

Policy: Preserve "Prime", "Statewide" and "Local" agriculturally significant land in agricultural use in large parcels and contiguous geographic areas.

Program: To the maximum extent feasible, maintain Prime, Statewide and Local farmland parcels to a size of 40 acres or more, and respect recommendations of the MEA pertaining to agricultural preservation.

Program: Incorporate criteria established in the General Plan Land Use Element pertaining to Agricultural Use into a formal Agricultural Conservation Program for preservation and proper utilization of farmland in Ojai.

Program: Promote the preservation of "Unique" Farmland currently in avocado and/or citrus production.

Policy: Encourage actions such as agricultural zoning and use of the Williamson Act.

Program: Preserve existing agriculture in isolated areas (i.e. on cultivated hillsides surrounding the community), on flood plains and unique areas capable of average or better than average crop yields.

Program: Make information available at City Hall to all land holders related to the Williamson Act.

Program: Identify all properties within the City where farm activities take place.

Policy: Encourage conservation of agricultural land in the adjacent and nearby surrounding areas to the City.

Program: The City shall maintain existing programs and pursue cooperative programs with the County of Ventura (i.e. greenbelt agreements) regarding farmland preservation.

Program: The City shall promote cooperation with public and private entities for agricultural preservation.

Policy: The City shall encourage the following activities in agricultural areas:

- Planting of suitable vegetation for soil stability and to maximize absorption capabilities;
- Utilization of broad, gentle sloping waterways in agriculture;
- Prevention of overgrazing;
- Soils testing on proposed development sites prior to project approval to determine soil type and degree of erosion hazard;
- Utilization of proper grading techniques in areas in or near agriculture where slopes could be conducive to erosion.

Program: The City shall support the ongoing programs of the U.S. Soil Conservation Service, California State Department of Conservation, and local Farm Bureau.

Policy: Separate agricultural and urban uses so that efficient agricultural practice (crop dusting, fertilization, mechanical harvesting) can be accomplished without danger or nuisance to residential areas and without adverse effects on sensitive crops.

Program: The City will review its Land Use Element for appropriateness of land designations.

Program: The City will adopt resolutions requesting that the County zone all important farmland within the Area of Interest for agricultural use with a minimum lot size of 40 acres.

GEOLOGICAL RESOURCES: MINERAL

PRESERVE MINERAL AND OIL RESOURCES WITHIN THE CITY AND ITS AREA OF INTEREST.

Policy: The City shall identify and locate important mineral and oil resources in the area and discourage urbanization of those areas.

Program: A "Mineral Resources Overlay" shall be incorporated into the General Plan for long-term conservation of land that has mineral and oil resources. The location, type and importance of the resource as identified and evaluated in the Ojai MEA shall be used as the basis of the Overlay.

Policy: The City of Ojai shall discourage any use or excavation of mineral and oil resources within the City and its Area of Interest.

Program: The City shall not approve or encourage any development of mineral and oil extraction activity within the City and its Area of Interest.

Program: The "Mineral Resources Overlay" shall be the identification basis of preservation areas discussed above. No development will be allowed in areas identified with a mineral resource value.

Program: The City shall adopt a resolution requesting that the County prohibit mineral and oil resource recovery within the Ojai Area of Interest.

WATER/WATERSHEDS

THE CITY OF OJAI SHALL STRIVE TO PRESERVE THE QUANTITY AND ENHANCE THE QUALITY OF WATER RESOURCES THAT MAY AFFECT THE OJAI VALLEY.

Policy: The City shall insure that adequate supplies of water be available to all City residents and uses requiring water.

Program: Coordination between the City and all water agencies and companies shall be maintained and the City shall work together with any involved entities to enhance the quality and quantity of water in the Ojai Valley.

Policy: The City shall identify the sources and availability of water, flood potential, and sources of potential damage to the City's water supply and quality in order to maintain the optimum quality of water in the City and its watershed.

Program: The City shall continuously or periodically update its data relating to water supply and quality in the Ojai Valley.

Program: The Ojai MEA shall be periodically updated to insure a current data inventory of:

- sources and availability of water;
- flood control hazard areas;
- erosion areas and erosion control measures;
- drainage systems;
- protection of watersheds;
- affected and interested water agencies in the Valley;

Policy: The City shall strive to protect natural watersheds, drainage beds and water recharge areas and rebuild those damaged to achieve recovery of local water and the preservation of water systems.

Program: The MEA shall identify these areas and the City shall prohibit development within or adjacent to any areas that may be associated with water resource or distribution values.

Program: The Open Space Element shall identify all significant natural watersheds, drainage beds and recharge areas for consideration as permanent open space.

BIOLOGICAL RESOURCES

THE OVERALL GOAL OF THE CITY OF OJAI SHALL BE TO PROTECT AND ENHANCE ALL SIGNIFICANT BIOLOGICAL RESOURCES.

IN PLANNING FOR THE FUTURE OF OJAI IT SHALL BE THE OBJECTIVE OF THE COMMUNITY TO:

- 1. ALLOW NO LOSS OF EXISTING RESOURCE VALUE, WITH THE INTENTION OF PROTECTING RESOURCES THAT ARE UNIQUE AND/OR IRREPLACEABLE IN THE REGION.**
- 2. ALLOW NO NET LOSS OF IN-KIND RESOURCE VALUE (WHILE MINIMIZING LOSS OF EXISTING RESOURCE VALUE), INTENDING TO PROTECT RESOURCES WHICH ARE RELATIVELY SCARCE, OR ARE BECOMING SCARCE ON A REGIONAL BASIS.**
- 3. MINIMIZE LOSS OF RESOURCE VALUE, INTENDING TO PROTECT RESOURCES WHICH ARE RELATIVELY ABUNDANT, BUT ARE IMPORTANT OR ARE OF MODERATE VALUE TO REGIONAL ECOSYSTEMS.**

Policy: Identify and protect biological resources within the City and its Area of Interest.

Program: Establish an inventory in the Ojai MEA that identifies important biological resources in the region, categorizes biologically recognized resources and associated habitat areas and ranks areas within the City Planning Area according to biological sensitivity (i.e. high, moderate, or low biological significance).

Program: Disallow development and urbanization in areas having biological resources (identified in the Ojai MEA with high or moderate significance) or in areas nearby these identified areas.

Program: Coordinate with local and regional agencies, organizations and citizens to preserve to the maximum extent feasible, the Ojai Valley's biological diversity and natural health.

Program: Pursue correspondence with local and regional agencies, organizations and citizens to obtain biological information and educate the public on matters pertaining to biological resources, values and the importance of natural diversity and its overall long-term benefits.

Program: The City shall have available to the public all information contained in the MEA pertaining to biological resources in the area, and shall encourage the use of the information for use in public education.

Program: The City will consult the Department of Fish and Game and the current Habitat Conservation Plan in order to formulate appropriate mitigation strategies prior to the approval of development in any area designated with high or moderate significance in the MEA.

Policy: The City will require a biological investigation prior to development within any habitat areas identified in the Ojai MEA. The study will focus on the condition of the habitat, the abundance and diversity of wildlife and relative biological significance of the area.

Policy: The City shall preserve to the extent feasible all Oak and Sycamore trees within and adjacent to the community.

Program: The City will continue to enforce the Tree Removal Permitting process.

Program: The City will develop circulation standards respective of all biological resources.

Program: The City will prohibit modification of significant water sources.

Policy: It shall be the policy of the City of Ojai to allow no loss of existing resource value for rare, endangered and unique species habitat, except to provide for the maintenance of flood control facilities.

Program: Identify/delineate the extent of existing habitat area and preserve as permanent open space.

Program: The City will consult the State Department of Fish and Game (DFG), U.S. Fish and Wildlife Service (USFWS), in accordance with the intended goals of the Federal Endangered Species Act of 1973 and California Endangered Species Act of 1970, and other qualified biologists to determine the need for additional species-specific actions. Such actions may include:

- Screening and setbacks from habitat areas, as in the case of highly sensitive wildlife species, to allow continued use of entire habitat available;
- Upon reviewing development applications the City should consider the use of fencing or other means of controlling access to habitat areas, as in the case of fragile flora or wildlife habitat.

Program: The City will review the Open Space and Land Use Elements and designate these rare, endangered and unique species habitat areas for open space uses only.

Policy: It shall be the policy of the City of Ojai to allow no loss of existing resource value for regionally significant Oak Woodland/Savannah.

Program: The City will prepare an oak and sycamore tree preservation and management plan to identify/delineate the extent of existing habitat and to provide specific guidelines for their preservation as permanent open space.

Preparation of the plan should include consultation with DFG through required notification process (Sections 1601-1606, California Fish and Game Code) and the U.S. Army Corps of Engineers (COE) permit process (Section 404, Clean Water Act), if applicable, to determine additional protective actions, such as:

- o Setbacks and edge screening of adjacent development to allow continued use of entire habitat available by wildlife;
- o The use of fencing and other means of controlling access and disturbance to maintain values of the habitat;
- o Diversions or control of increased flood runoff from adjacent and upstream urban developments to prevent the scouring of bottom and bank vegetation;
- o Maintenance of existing water supply for the continued support of habitats.

Note: In some cases, these measures may not be adequate or feasible due to the presence of irreplaceable flora or physical habitat features.

Program: The City will review the Recreation, Open Space and Land Use Elements of the General Plan and designate those regionally significant Oak Woodland/Savannah areas for Open Space, Recreation and/or low density residential uses.

Policy: The City shall allow no loss of the existing resource value of regionally significant riparian habitat.

Program: The City will prepare a riparian preservation and management plan to identify/delineate the extent of existing habitat and provide specific guidelines to preserve as permanent open space. Preparation of the plan should include consultation with DFG through required notification process (Sections 1601-1606, California Fish and Game Code) and the U.S. Fish and Wildlife Service pursuant to the U.S. Army Corps of Engineers (COE) permit process (Section 404, Clean Water Act), if applicable, to determine additional protective actions, such as:

- o Setbacks and edge screening of adjacent development to allow continued use of entire habitat available by wildlife;
- o The use of fencing and other means of controlling access and disturbance to maintain habitat values;

- Diversions or control of increased flood runoff from adjacent and upstream urban developments to prevent the scouring of bottom and bank vegetation;
- Maintenance of existing water supply for the continued support of habitats.

Program: The City will review the Recreation, Open Space and Land Use Elements and designate these riparian habitat areas for Open Space and/or Recreational uses.

Policy: It will be the policy of the City of Ojai to allow in Woodland/Brushland Ecotone areas no loss of existing resource value within "core" oak woodland and sycamore tree areas while minimizing/limiting loss of remaining existing resource value.

Program: The City will preserve 60 percent of its brushland habitats, according to the following guidelines:

- Retain brushland habitats in large (40 acres minimum), contiguous habitat configurations.
- Retain corridors/links of native vegetation between habitat enclaves.
- Include oak/riparian buffer zones as a portion of the area preserved.
- Place lowest intensities of use, greenbelts or recreation open space adjacent to preservation areas.

Program: The City will review the Open Space, Recreation and Land Use Elements and designate these Woodland/Brushland Ecotone areas for Open Space, Recreation and/or Low Density Residential uses.

Policy: It will be the policy of the City of Ojai to minimize loss of resource value of locally significant stands of oak and sycamore trees.

Program: The City will retain for aesthetic and cultural value significant stands of oak and sycamore trees. Following are guidelines for developing in and around such trees.

- The area within the dripline of oak trees should not be disturbed.
- No impervious surfaces should be placed beneath these trees that will prevent soil aeration and root respiration.
- To avoid root-rot and disease, no landscape ground covers requiring year round irrigation shall be planted on new development parcels.

- Grading around oak and sycamore trees should not change the ground grade and drainage patterns in order to avoid the impoundment of water and subsequent root rot.
- Heavy equipment should not be operated beneath oaks and sycamores in order to avoid soil compaction and root suffocation.
- Trenching for the installation of utilities should avoid the root zone of oak and sycamore trees.

Program: The City will review the Recreation, Land Use and Open Space Elements and designate these oak and sycamore tree habitat areas for open space recreation and/or low density residential uses.

Policy: It shall be the policy of the City of Ojai to minimize the loss of resource values of locally significant stands of native brushland consistent with the best practiced methods for fire protection.

Program: The City will retain 20 percent of brushland areas as natural open space in the form of a network of contiguous corridors, preferably around and along drainage courses. Individual corridors to be retained in natural condition must be no less than 100 feet wide in order to be effective.

Program: The City will review the Recreation, Open Space and Land Use Elements to allow only open space, recreation and low density residential land uses in these native brushland areas.

CULTURAL RESOURCES

IT SHALL BE THE OVERALL GOAL OF THE CITY TO PROVIDE THE LONG-TERM PRESERVATION OR PROPER SCIENTIFIC INVESTIGATION OF ALL KNOWN AND POTENTIAL CULTURAL RESOURCES WITHIN THE OJAI AREA OF INTEREST.

Policy: The City shall develop programs to identify and analyze known cultural resources, attempt to discover potential resources and plan for their appropriate examination and disposition.

Program: An updated record/literature search and an on-foot archaeological survey (where warranted) will be conducted in conjunction with the preparation of any development proposal provided that an adequate survey has not been conducted previously.

Program: A limited test-level investigation will be conducted for all cultural resource sites that have not previously undergone adequate testing prior to the approval of any development proposals with the immediate area.

Program: Within any development proposal area, a mitigation program for cultural resource will be formulated and implemented prior to the issuance of any grading or demolition permit.

Program: Archaeological monitoring during grading will be required in areas where significant cultural resources have been identified or are expected to occur.

Policy: The City shall attempt to preserve all Historical buildings/resources designated by the City Council and shall strive to identify and preserve potential historical resources.

Program: The City shall prepare and maintain a historical resources inventory that identifies and evaluates historical resources in the City.

Program: No demolition or alteration of designated historical buildings or properties shall occur in the City unless they are declared unsafe by the City or unless notice has been given consistent with City Ordinances. This program shall be adhered to by verification prior to the issuance of a demolition permit. historical resources shall be registered and preserved, according to appropriate Federal, State and/or Local guidelines, for the long-term benefit of City residents.

AIR QUALITY

IT SHALL BE THE OVERALL GOAL OF THE CITY TO ELIMINATE ALL AIR POLLUTANTS IN OJAI VALLEY.

Policy: Respect the Ventura County Air Quality Management Program (AQMP) by incorporating the procedures, requirements and standards of the AQMP into City policy.

Program: The City of Ojai shall respect the County of Ventura AQMP and require compliance as a minimum of any development project with the AQMP prior to approval.

Program: The City Housing and Land Use Elements shall be reviewed for consistency in accordance with State Law. Said review shall always respect Conservation Element goals.

Program: The City of Ojai will respect and adopt provisions of the Federal Clean Air Act, associated State Air Resources Board requirements and pursuant County of Ventura Air Quality Management Program.

Policy: The City will monitor and control growth and development that can inhibit air quality goals.

Program: The City shall review all development applicants in the community via the Growth Management Ordinance.

Program: The City shall continue cooperative programs with Ventura County to the extent feasible in the review of development applications.

Program: Provisions of the City Growth Management Plan (Ordinance No. 571) and other applicable ordinances in the City of Ojai shall supersede the County AQMP in limiting growth and development in Ojai where said ordinances apply more stringent standards to the preservation of air quality.

Policy: The City shall support any regional effort to improve air quality throughout Ventura County and State of California.

Program: The City shall cooperate with, and provide assistance to, regional agencies, when necessary, during efforts to obtain data in regional activities for quality improvement programs.

SCENIC VIEWS/AESTHETICS (Also refer to the Open Space Element of the Ojai General Plan).

IT SHALL BE THE OVERALL GOAL OF THE CITY TO PRESERVE THE AESTHETICALLY PLEASING ENVIRONMENT AND NATURAL SCENIC BEAUTY THROUGHOUT THE OJAI VALLEY.

Policy: The City shall not support any activity associated with the degradation of the natural scenic character of the Ojai Valley and shall actively pursue the preservation of vistas and natural beauty of the Ojai whenever possible.

Program: View corridors, prominent visual amenities in the Valley (including Topa Topa Ledge and Chief Peak) and other aesthetic amenities shall be identified as natural resources in the Ojai MEA. These resources and surrounding or affected areas shall be preserved as natural open space whenever possible.

Policy: Preserve the natural features of the Valley and general environmental characteristics of the hillside areas with minimum disturbance to native habitat.

Program: Promote the identification of buffer areas between any identified natural or aesthetic resources and urban development.

Program: A "Scenic Overlay" shall be incorporated into the General Plan. The Overlay shall be used as reference material and resources data base in the preparation and evaluation of environmental documents pertaining to development proposals in Ojai.

Policy: The City shall recognize local and regional efforts and programs regarding preservation of natural and scenic resources and shall utilize all available techniques to preserve these resources in the Ojai Valley.

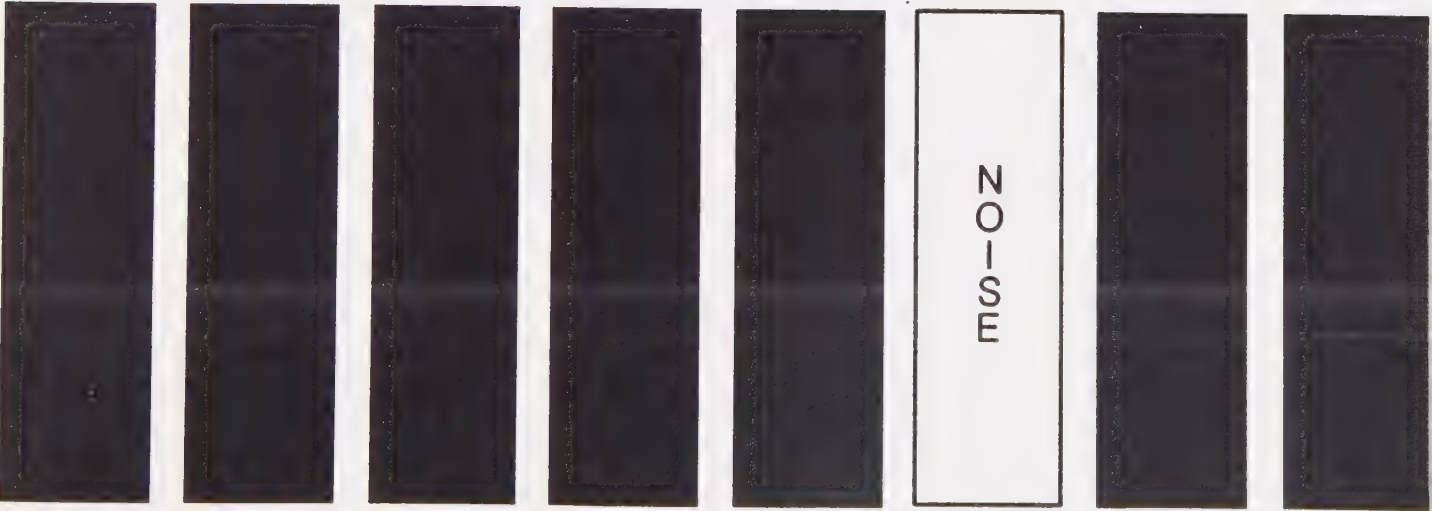
Program: The City shall explore methods in the State of California Constitution and Codes to pursue public easements and other manners in which to preserve scenic resources.

Program: Article 13b, Section 8 of the State Constitution aimed to preserve open space for its use and enjoyment of natural resources and scenic beauty and recreation shall be implemented in the City of Ojai. Further, open space easements as allowed under State Code shall be pursued (see also Ojai Open Space Element).

RECREATIONAL AMENITIES

(Refer to the Recreation Element of the Ojai General Plan)

General Plan



RESOLUTION NO. 91-36

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF OJAI APPROVING A GENERAL PLAN AMENDMENT
GPA 91-2 ADOPTING AN UPDATED
NOISE ELEMENT FOR THE CITY'S GENERAL PLAN

BE IT RESOLVED by the City Council of the City of Ojai
as follows:

WHEREAS, the Noise Element is a required Element of the
General Plan pursuant to Government Code Section 65302(f);
and

WHEREAS, the previous Noise Element of the General Plan
was adopted in December of 1974 and changes to the
Government Code regarding the Noise Element requires that
the Noise Element be updated; and

WHEREAS, the City, through the services of a
consultant, has undertaken the necessary technical studies
to prepare an updated Noise Element pursuant to Government
Code Section 65302(f); and

WHEREAS, the Planning Commission and City Council have
held noticed public workshops on the proposed updated Noise
Element to ensure broad opportunity for public input; and

WHEREAS, the Planning Commission and the City Council
have given proper notice of the time and place of public
hearings as required by law for the adoption of the updated
Noise Element; has held public hearings and heard and duly
considered all public comments received; and

WHEREAS, the adoption of the updated Noise Element is
an action taken to assure protection of the environment and
has no potential for environmental impacts, it has been
determined to be categorically exempt from CEQA pursuant to
Section 15308.

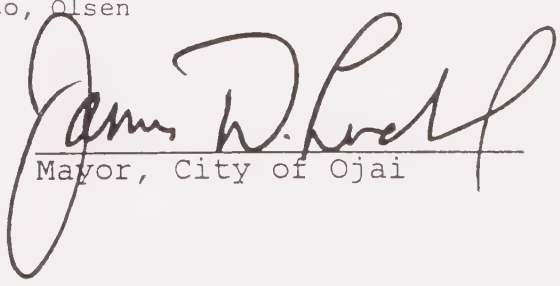
PASSED AND ADOPTED THIS 26th DAY OF November , 1991, by
the following roll call vote:

AYES: Loebl, Shelley, DeVito, Olsen

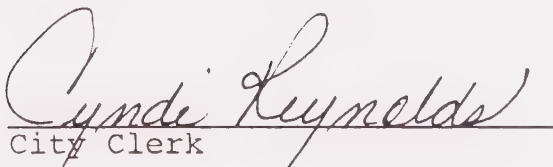
NOES: None

ABSTAIN: None

ABSENT: McKinney


Mayor, City of Ojai

ATTEST:


City Clerk

STATE OF CALIFORNIA)
COUNTY OF VENTURA)
CITY OF OJAI)

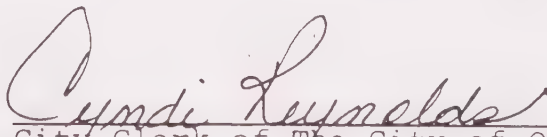
I, CYNDI REYNOLDS, City Clerk of the City of
Ojai do hereby certify that the above and foregoing
Resolution was duly passed and adopted by the City
Council of said City at a regular meeting thereof held
on the 26th day of November, 1991
by the following vote:

AYES: Olsen, DeVito, Shelley, Loeb1

NOES: None

ABSENT: McKinney

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed the official Seal of said City this
26th day of November, 1991.


City Clerk of The City of Ojai

(SEAL)

Resolution No. 91-36

NOISE ELEMENT

**FOR THE
CITY OF OJAI**

ADOPTED NOVEMBER 26, 1991

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION	NOI-1
NOISE EXPOSURE	NOI-8
NOISE CONTROL	NOI-18
GOALS, POLICIES AND PROGRAMS	NOI-21

FIGURES

FIGURE 1: CONTOUR MAP	NOI-23
APPENDIX	

NOISE ELEMENT

INTRODUCTION

The Noise Element of the General Plan provides a basis for comprehensive local programs to control and abate environmental noise and protect citizens from excessive exposure. The fundamental goals of the Noise Element are:

To provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process. In so doing the necessary groundwork will have been developed so that a community noise ordinance may be utilized to resolve noise complaints.

To develop strategies for abating excessive noise exposure through cost-effective mitigating measures in combination with zoning, as appropriate, to avoid incompatible land uses.

To protect those existing regions of the planning area whose noise environments are deemed acceptable and also those locations throughout the community deemed "noise sensitive".

To utilize the definition of the community noise environment, in the form of CNEL or Ldn noise contours as provided in the Noise Element for local compliance with State Noise Insulation Standards. These standards require specified levels of outdoor to indoor noise reduction for new multi-family residential constructions in areas where the outdoor noise exposure exceeds CNEL (or Ldn) 60 dB.

History

Since the time of the industrial revolution, the use of mechanical devices has increased dramatically. The technology has brought motor vehicles, jet aircraft, and literally thousands of labor saving implements into common usage and has, at the same time, increased both the magnitude and frequency of occurrence of man-made sound in the environment.

The need for increased attention to noise in the planning process is a consequence of this potential for continued elevation

of ambient noise levels, the spread of noise producing activities into formerly quiet areas, and heightened awareness of the impact of noise on human health and amenity. Noise affects both physiological and psychological well-being. In addition to causing hearing loss, noise interferes with activities such as communication, sleep, and thought. Noise can be a source of great annoyance for many persons and may be a contributing factor in stress-related health disorders.

Legislative Requirement

The requirement for Noise Element preparation was first codified in 1971. In 1976, the Department of Health Services issued Noise Element guidelines (Health and Safety Code Section 46050.1) followed shortly thereafter by model Noise Ordinance AB 2038's Chapter 1009, (statutes 1984). Revisions to the General Plan statutes made extensive changes to the Noise Element requirements. Generally, these revisions shortened the list of State required issues and encouraged local governments to design their own approaches to noise control. The underlying purpose of the noise element, to limit community exposure to excessive noise levels, remains unchanged.

In making city and county governments in California responsible for a Noise Element in their General Plans, the State Legislature has recognized the steady escalation of outdoor noise as a significant environmental hazard. Unlike other hazards faced by California residents, such as earthquakes or floods, noise is generated primarily by man's own activities. Considering noise in the planning process, then, is essential to controlling its impact on the community.

Specific authority for this Element of the General Plan is contained in government Code Section 65302(g), which was revised by Senate Bill 860 (Belenson, 1975). The amendment became effective January 1, 1976, and requires the following:

A noise element which shall recognize guidelines adopted by the Office of Noise Control pursuant to Section 39850.1 of the Health and Safety Code, and which quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. Such noise exposure information shall become a guideline for achieving noise compatible land use and also to provide baseline levels and noise source identification for local noise ordinance enforcement.

The sources of environmental noise considered in this analysis shall include, but are not limited to, the following:

(1) Highways and freeways.

(2) Primary arterials and major local streets.

(3) Passenger and freight on-line railroad operations and ground rapid transit systems.

(4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.

(5) Local industrial plants, including, but not limited to, railroad classification yards.

(6) Other ground stationary noise sources identified by local agencies as contributory to the community noise environment.

Noise exposure information shall be presented in terms of noise contours expressed in community noise equivalent level (CNEL) or day-night average (Ldn). CNEL means the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 pm to 10 pm and after additions of 10 decibels to sound levels in the night before 7 am and after 10 pm. Ldn means the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night before 7 am and after 10 pm.

The contours shall be shown in minimum increments of 5 dB and shall continue down to 60 dB. For areas deemed noise sensitive, including, but not limited to, areas containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other local land use areas deemed noise sensitive by the local jurisdiction, the noise exposure shall be determined by monitoring.

A part of the noise element shall also include the preparation of a community noise exposure inventory, current and projected, which identifies the number of persons exposed to various levels of noise throughout the community.

The noise element shall also recommend mitigating measures and possible solutions to existing and foreseeable noise problems.

The state, local, or private agency responsible for the construction, maintenance, or operation of those transportation, industrial or other commercial facilities specified in paragraph 2 of this subdivision shall provide to the local agency producing the general plan, specific data relating to current and projected levels of activity and a detailed methodology for the development of noise contours given this supplied data, or they shall provide noise contours as specified in the foregoing statements.

It shall be the responsibility of the local agency preparing the general plan to specify the manner in which the noise element will be integrated into the city or county's zoning plan and tied to the land use and circulation elements and to the local noise ordinance. The noise element, once adopted, shall also become the guideline for determining compliance with the State's Noise Insulation Standards, as contained in Section 1092 of Title 25 of the California Administrative Code.

As a mandated part of the General Plan, the Noise Element is intended to serve as the local governments guide to public and private development matters related to outdoor noise. The basic goal of the Element is to outline a comprehensive plan to achieve and maintain a noise environment that is compatible with a variety of human activities in different land uses. To achieve this goal, the element provides a quantitative estimate of noise exposures, land use noise standards, and policies and implementation for controlling noise. This information is intended for use in conjunction with other adopted policies of the General Plan, particularly those of the Circulation, Land Use, and Housing Elements.

Relationship to Other General Plan Elements

The Noise Element is one of the more technical elements of the General Plan. However, the approach of this report is to present discussions of noise primarily in qualitative form for the lay-person to easily comprehend. Those wishing a more detailed technical explanation are referred to the Technical Report performed by Walker, Celano and Associates in Appendix B.

Circulation Element

The principle noise sources evaluated in the element are transportation noise sources, which are road, rail, and air traffic. Noise generated by these sources depends primarily on the number and type of vehicles in operation as planned for in the Circulation Element. The noise element affects the Circulation Element by suggesting that noise evaluation be included in the analysis of location and design alterations for new roadways.

Land Use

Inseparable from the circulation considerations in the General Plan are the locations, types and densities of land uses throughout the City. The locations of circulation routes in relation to different land uses can be a major determining factor of noise exposure. It is important that consideration be given in the Land Use Element to separating the most sensitive land uses from the sources of high noise levels. Land use noise

standards are recommended as a part of this Element to assist in these considerations.

Housing Element

The Housing Element is related to the Noise Element in that both the location and insulation requirements of housing are, in part, determined by noise exposures. The Housing Element is concerned with the provision of adequate housing of acceptable quality, and noise exposure is an important factor affecting the quality of housing. The Noise Element recommends design standards for new housing in high noise impact areas. This will affect the cost and, in some instances, the location of new or rehabilitated housing.

Conservation Element

The Conservation Element identifies passive areas such as open space along creek beds, where low noise levels should be maintained.

General Definitions

The following is not intended as a comprehensive glossary of acoustic terminology, but will provide, in approximately logical order, information sufficient to allow a lay person to better understand the technical language in the document.

On a most fundamental level, sound is described by:

Sound Pressure Amplitude - the actual pressure or force per unit area of the sound. The amplitude of the faintest discernible sound is approximately $1/5,000,000,000$ of a standard atmosphere (14.7 pounds per square inch). The standard reference pressure, which corresponds approximately to the minimum discernible sound pressure, is 20 micropascals. The amplitude of the highest reasonably tolerable sound is approximately 1 million times this minimum discernible value. The subjective manifestation of amplitude is loudness, but this is dependent upon other factors as well. The human ear acts as a signal compressor, with a factor of 3 in amplitude resulting in a factor of only 2 in perception of loudness.

Sound Frequency - the rate at which the sound pressure fluctuates between values above and below the static pressure, in cycles per second. The unit Hertz (Hz) is defined as one cycle per second. Subjectively, frequency defines pitch. One octave of pitch corresponds to a 2 to 1 ratio of frequencies, and "middle C" is approximately 256 Hz. The normal range of human hearing is nominally 20 Hz to 20,000 Hz, but, particularly at low

frequencies, this is very dependent upon the amplitude of the sound.

Decibel (dB) - A unit division on a logarithmic scale whose base is the tenth root of ten, used to represent ratios of quantities proportional to power. In simple terms, if the power is multiplied by a factor of ten, then ten is added to the representation of the power on the decibel scale. If 0 dB represents 1 unit of power, 60 dB represents one million units, etc.

Level - Sound amplitudes are more conveniently described on a decibel scale. A pressure amplitude ratio of 10 corresponds to a level difference of 20 dB. By using 0 dB to represent a sound pressure amplitude of 28.3 micropascals or 20 micropascals rms, the range of normally dealt-with sound amplitudes covers the level range 0 to 120 dB.

Sound Pressure Level (SPL - dB) - The ratio, in decibels, of the mean squared sound pressure to the square of the reference pressure, 20 micropascals.

A-weighted Sound Level (FAL or SAL - dB) - Sound pressure level in decibels measured by use of the A frequency weighting and the fast or slow exponential time averaging. The A-weighting filter discriminates against low and very high frequencies in a manner similar to the human hearing mechanism at moderate sound levels. The fast exponential has an averaging time of 1/8 second. The slow exponential has an averaging time of one second.

Time Average Sound Level (L_{eqT} - dB) - The level, in decibels, of the mean squared sound pressure averaged over time period T. This is often referred to as "equivalent sound level" and hence the "eq" subscript. The "equivalence" is to a sound of constant level which has the same total acoustic energy content.

Sound Level Meter - An instrument consisting of a microphone, amplifiers, display device (meter or numerical) and frequency weighting networks, meeting appropriate performance specifications, for the purpose of determination of sound levels. For measurement of time-average sound levels (L_{eq}), an integrating sound level meter is required. This employs a special metering circuit which weights equally all sounds occurring within the measurement period. In a standard sound level meter, only events which occurred within the past approximately one second (or 1/8-second depending upon the meter setting) of the reading are included in the result. Some meters are capable of performing both functions simultaneously.

Ambient Noise - The noise which results from the combination of

all sources, near and far. The ambient noise level is expressed as L_{eqT} or CNEL as judged appropriate to the situation.

Background Noise - The steady noise level which characterizes a given environment in the absence of transient sources. The background noise is usually expressed as L_{90} , the noise level which is exceeded 90% of the specified time period.

Intrusive Noise - Noise from an identifiable source which causes a discernible change in the existing acoustic environment. Noises can be intrusive by virtue of excessive overall level, or as the result of unusual spectral or temporal characteristics.

Noise Contour - A line on a map which indicates locations of constant ambient sound level near or around known sources of noise. In practice, noise contours are often shown as calculated for the dominant source of noise only.

NOISE EXPOSURE

Effects of Noise

Noise may have a variety of consequences for physical, mental, or social well-being. For discussion, these effects are categorized as either auditory or non-auditory. Auditory effects of noise include hearing loss and interference with communication. Non-auditory effects include physiological reactions, interference with sleep, adverse affects on human performance, and annoyance.

Auditory Effects

Hearing Loss: Permanent hearing loss is, so far as is presently known, the most severe effect of noise upon health. While noise-induced hearing loss was once associated primarily with certain industrial situation, increasing numbers of people in urban areas are presently exposed to ambient noise levels which over long periods of exposure will cause significant hearing impairment. Even where daily exposure to general community noise does not in itself pose a distinct hazard to hearing, it may still contribute to hearing loss. Community noise may prevent the person who works in a high noise situation from receiving enough quiet while off the job to allow the ears to recuperate from temporary hearing loss experienced on the job.

Speech Communication: Interference with the ability to hear and understand speech communication is one of the more common experiences of noise intrusion. In a highly developed society, much value is placed on verbal exchange. Noise can reduce the amount and quality of this interaction. Normal conversation speech in the range of 60 to 65 dB and any noise in this range or louder may interfere with speech.

The impact of noise on speech communication can be evaluated in terms of speech intelligibility requirements. Speech intelligibility is measured in terms of the percentage of key word in a group of sentences that can be correctly understood. As noise level increases, the percentage of words understood will decrease, unless the people communicating move closer together or raise their voices. One hundred percent intelligibility is not necessary for satisfactory communication in all situations. Most people can correctly infer the content of a sentence even though one or more words may not have been heard. Once intelligibility drops below about 90 percent, however, conversation becomes strained.

Non-Auditory Effects

Physiological Reactions: In addition to hearing loss, a number of other physiological responses to noise have been documented.

Changes in cardiovascular blood pressure and blood volume, breathing rate, pulse rate, and endocrine gland secretions have all been observed to result from exposure to noise. These non-auditory effects distinguish physiologically from responses that occur in emotional states of fear or anger. They usually take place without conscious knowledge of their occurrence.

It is not yet clear whether these physiological responses are associated with the onset or prolongation of any disease in humans. Noise has been cited as a contributing factor to the development of peptic ulcers, hypertension, colitis, migraine headaches and other disorders; but a causal link between noise exposure and non-auditory disease has not been established with certainty.

Sleep Interference: From everyday experience as well as laboratory research, it is evident that noise interferes with sleep. In addition to awakening a person, or preventing the person from falling asleep, noise can shift the stage of sleep from a deep, restful stage to a lighter one. In laboratory tests this is observed as a change in brain-wave pattern of a sleeping subject. The significance of these shifts in stage of sleep to a person's long-term well-being has not been established.

Disruption of sleep can occur at sound levels as low as 35 dB, but there is a great deal of variability in response among individuals. Some people awaken consistently when exposed to rather low level noise while others practically never awaken, even at levels up to 75 dB. A number of factors influence the degree to which noise may interfere with sleep. Impulsive or fluctuating noise is more disruptive than steady-state noise. Familiarity with the noise may reduce its ability to awaken, but there is no clear evidence that the quality of sleep is unaffected.

Because of the number of variables involved, it has been difficult to establish a quantitative relationship between noise exposure and sleep interference. In light of present knowledge, however, researchers recommend that noise levels inside dwellings not exceed 35-40 dB for satisfactory sleeping conditions.

Physical and Mental Performance: Noise levels found in certain industrial situations are known to adversely affect the ability to perform physical tasks, even when the task requires little mental concentration. For a familiar, steady-state noise this is generally true only when the noise exceeds 90 dB. Irregular or unfamiliar bursts of noise can affect work efficiency at lower noise levels. Usually, the total quantity of work performed will not decrease, but the number of errors made will increase. Any task requiring the use of speech or other auditory signals will be subject to noise interference.

The ability to perform mental tasks such as reading, problem solving, or writing is also impaired by a noisy environment. As with sleep interference, there is a great deal of variability in individuals' responses. The degree of distraction, or interference with concentration, is related to the person's state of motivation, morale, stress, and fatigue, as well as characteristics of the noise such as intensity, pitch, impulsiveness, and information content. Complex or demanding tasks are more likely to be disrupted by noise than are simple assignments.

Annoyance: Annoyance is considered here to mean feelings of displeasure or resentment associated with the experience of noise, either because the noise is judged unpleasant or because the noise disrupts some ongoing activity. Annoyance is partly a psychological response to noise and partly a sociological response. Attitudes or values prevalent in a particular community can influence an individual's evaluation of noise.

Annoyance is the most difficult of all noise responses to describe. Annoyance is a very individual characteristic and can vary widely from person to person. What one person considers tolerable can be unbearable to another of equal capability.

Seasonal Effects on the Acoustical Environment

Weather conditions affect sound generation, sound propagation and conditions at potential sound reception points. In the most obvious sense, wet weather causes a significant increase in tire noise from roadways, and indeed, full rain generates considerable noise as it strikes roofs and other surfaces. No effort has been made to quantify these effects, as they are so unpredictably variable with details of the local surroundings.

A more subtle effect would be the tendency of residents to keep windows open for ventilation in times of warm weather. This, again would be quite variable, as homes in warm areas are more commonly air conditioned, producing perhaps just the opposite effect.

Quantitatively, with "typical" sized windows and normal residential construction, the difference between outdoor noise levels and indoor noise levels is approximately 10 dB when windows are open and 20-25 dB when windows are closed. This was demonstrated by measurements taken at Whispering Oaks as part of the Technical Appendix. To allow windows to be kept open at residents' discretion without causing excessive indoor noise pollution, the Noise Element has recommended 55 dB exterior noise guideline.

The most commonly considered effect of weather on noise levels is the effect on sound propagation over long distances as specific atmospheric parameters vary. The important parameters are: wind profile and direction, temperature and temperature profile, humidity. These will be discussed in the following paragraphs.

Sound Propagation in the Atmosphere

In an idealized atmosphere, sound travels at the same speed in all directions and loses no energy to the air. In this case, we say that sound levels decrease by 6 decibels (dB) for each doubling of the distance between the sound source element and the receiver. This is because for each doubling of distance, the radiated sound power is distributed over four times the area, and a power ratio of one-quarter is equal to -6 on the dB scale.

Wind:

In a real atmosphere, the air is moving at different speeds, at different elevations and locations. The effective speed of sound is higher in the direction of the wind and lower in the direction against the wind. As sound propagates from areas of lower to higher effective sound speed, the "direction" of propagation is bent or "refracted" toward the regions of lower speed. Thus, in a typical windy environment, where the wind speed is lower near the ground than aloft, noise levels are accentuated in the direction of the wind and greatly attenuated in the direction against the wind. This is not the result of the wind "pushing" the sound energy in its direction (a small effect, since sound travels 700 mph in still air!), but rather because sound which started propagating upwards is refracted down to add with sound which would have reached the receiver anyway. In the most extreme case, the spherical model used for analysis in the ideal atmosphere is transformed to a quasi-cylindrical model, in which levels drop at a -3 dB per distance doubling rate. In this case, the far-field noise level from a source which produces a 75 dB at 50 ft. would be increased by the wind gradient refraction from 35 dB to 55 dB at a distance of one mile. Effects of this magnitude are rare, since the structure of the wind gradient is seldom sufficiently stable over an extended enough region. Winds of sufficient strength to produce significant increases in propagation are usually sources of noise themselves.

In the up-wind direction, however, the so-called shadow zone created by upward refraction of sound (recall that in the upwind direction, the effective sound speed decreases with height) can result in noise levels many tens of dB lower than would occur in neutral conditions. This is an important consideration for noise surveys and enforcement measurements, particularly if the source is more than 100-200 ft. from the reception point.

Temperature Profile:

The speed of sound in air is proportional to the square root of the absolute temperature. Therefore, as for the wind profile, sound will be refracted from regions of high temperature toward those of lower temperature. On a sunny day, the temperature decreases with distance from the ground (a so-called lapse condition). This causes sound to be refracted upward, causing formation of shadow zones near the ground in all directions and potentially increasing noise levels at hillside or other elevated locations.

In the late evening following a warm day, conditions can reverse, forming an atmospheric layer (inversion) within a few hundred feet of ground where the temperature increases with elevation. In this case, acoustic energy is partially trapped near the ground and the rate of attenuation is significantly reduced, similar to the down-wind condition.

Temperature and Humidity:

The air in the atmosphere converts a small percentage of acoustical energy into heat energy by three mechanisms: heat conduction, viscosity and molecular absorption. The first two effects are minuscule, and of no significance relative to community noise issues. The third effect can result in several dB per thousand feet excess attenuation at high frequencies. The degree of absorption depends upon the relationship of the sound frequency and the characteristic time constant for excitation of internal vibrations in nitrogen and (more importantly) oxygen molecules.

The time constant is strongly dependent upon the amount of water vapor in the atmosphere, and is secondarily dependent upon the temperature. Without reference to detail, it turns out that relatively dry air (20-35% relative humidity) has the greatest absorption. Very dry air and humid air have low absorption. Normally, these differences are of significance only for sounds of frequency 2 kHz or above, but at large distances (1000 ft. or more) they technically should not be ignored.

Overall Effect:

In the built environment, the effect on sound propagation of structures, terrain and vegetation usually is greater than atmospheric irregularities. However, for hillside residences or other receivers which are located in remote areas at significant distances from major noise sources, noise levels can be expected to be higher than predicted from inverse square law propagation (6 dB per distance doubling) when atmospheric inversions and stable winds are present.

Catalog of Noise Sources

This section contains a detailed description of the current noise environment within the City of Ojai. This information is from the Technical Report prepared by Walker, Celano and Associates which is included in the Appendix of this Noise Element.

The predominant land use in the City is residential. Residential land uses should therefore be considered the most noise sensitive in Ojai. Other noise sensitive land uses include schools, hospitals, museums, convalescent homes, libraries, and parks. Maintenance of a relatively quiet ambiance is important in maintaining the overall atmosphere of the area.

The rural environment and lack of either a railroad or airport in the vicinity create a considerably quiet noise environment. The primary source of noise affecting the City of Ojai is motor vehicle traffic. CNEL Contours were computed for all roadways carrying traffic flows of 2000 Average Daily Trips (ADT) or greater. Because it was observed that the day-evening-night distribution of traffic in Ojai is not typical per usual traffic models, the distributions from the November, 1989 count were used to determine CNEL weighting factors. FHWA RD77 and CALVENO noise emission models were used as a base line, but were modified to agree with measured data.

The second source of noise is the industrial area on Bryant Street and Bryant Circle. At the present time, the main source is a precipitator atop the roof of the ITI facility near the northerly end of South Bryant Street. The Bryant Circle Industrial area is located at the east end of the City. The existing land uses in this industrial park are currently not significant noise generating sources. However, the future buildout of the Bryant Street area, which abuts a quiet residential area to the south and west, could pose potential noise impact conflicts.

Additional noise sources identified by the City as sources of community complaints were:

Gasoline powered leaf blowers. Measurements were obtained for one of these devices being operated in the Ojai Valley Hospital parking lot.

Street sweepers, Jackhammers, Chain Saws, representative of transitory mechanical sources. Street sweepers and trash pickup trucks are represented in some of the measurement data.

Air Conditioners, Ventilation equipment noise was measured at Ojai Valley Hospital and at the Acacias.

Crowing Roosters and Peacocks.

Barking Dogs.

*Recreational Activities at Sarzotti Park
and Nordoff High School Athletic Field.*

*Concerts and other entertainment functions
at Libbey Park Bowl.*

Catalog of Noise Sensitive Receptors

Ojai is primarily a residential community. Except for the main commercial corridor along Ojai Avenue and the industrial area on Bryant Street, essentially all roadways affect residential uses to some extent. Specific Noise Sensitive Receptors are as follows:

Residences on the west side of Highway 150/33 south of the Maricopa Highway/Ojai Avenue Intersection. This area was judged to have the highest noise impact potential in the City, due to the high traffic flow and proximity to the roadway.

Ojai Valley Hospital, located on the north side of Maricopa Highway.

Nordoff High School, located on the south side of Maricopa Highway.

Matilija Junior High School and Ojai Valley (private) School, located adjacent to one another on the north side of Ojai Avenue west of Country Club Drive.

Topa Topa Kindergarten, located on the east side of Montgomery Street at Aliso Street.

Whispering Oaks Senior housing, located on the south side of Ojai Avenue east of downtown.

Acacias convalescent hospital, located on the southwest corner of Grand Avenue and Montgomery Street.

Libbey Park, on the south side of Ojai Avenue opposite the central commercial area.

Ojai Library, located on the southeast corner of Ojai Avenue and Ventura Street.

Ojai Museum, located on the west side of South Montgomery Street.

Ojai Art Center, located directly south of the museum on Montgomery Street.

Clausen's Funeral Home, located on the northwest corner of North Montgomery and East Matilija.

Mim's Manor Convalescent Hospital, located on the north side of Eucalyptus Street.

Mountain Vista Manor Convalescent Hospital, located on the north side of east Oak Street.

Grey Gables residential care facility, located on the northwest corner of North Montgomery and Grand Avenue.

Future and Existing Acoustical Environment

The California Environmental Quality Act (CEQA) requires that noise contours be drawn on a City map for all significant noise sources in the community. However, noise contours as calculated from available modeling programs have meaning only in areas where essentially unobstructed sound transmission is possible. In Ojai, there are few locations where this situation exists, most notably along the Maricopa Highway between Nordoff High School and El Roblar Drive. In most other areas, roadways are flanked by existing structures. Reflections from the structures cause noise levels between them and roads to be higher than predicted, generally by 1 to 3 dB. Shielding by the structures causes noise levels behind them to be lower than predicted by 3 to 10 dB.

For this Element, graphical noise contours were calculated based on the actual roadway geometry presented on a 600 ft. per inch map provided by Public Works. The two or four lanes of each road were divided into 25 ft. long segments. Each segment was treated as a point source of sound, the strength of which was determined based on the ADT, speed, temporal distribution and truck mixture traffic. FHWA RD-77 and CALVENO models were used to represent individual vehicle noise emissions. Sound from all roadway segments affecting a given contouring area were combined in a computer model which logically traces the noise contour around the roadway grid. Propagation is based on spherical wave spreading (-6 dB per distance doubling) plus 1.5 dB per 1000 ft.

atmospheric and ground absorption. The contour points were then stored on magnetic disk files for subsequent plotting in CAD (computer aided drawing) program.

The results of these contour calculations are shown at 1" = 2000' on the contour map on the last page. They have also been plotted at 1" = 600' on a City Street and Parcel Map and at a 1" = 400' on the City Zoning Map. It must be noted that the contours presented on the maps are approximate, and are intended to provide an overview of the acoustical environment. Detailed assessments of noise at specific locations will vary, based on local topographical conditions, existing structures, roadway conditions, driver habits, etc.

Results of noise measurements and computations indicate the following general characteristics of the Ojai acoustical environment:

Daytime noise in most areas of the City is dominated by automobile traffic.

Nighttime noise is very low, due to the near disappearance of traffic from local streets after around 10 pm. Along Ventura Avenue, noise continues to be dominated by traffic. At other locations, crickets and other insects are the significant nighttime noise source.

Overall, the characteristic noise levels are approximately:

50-55 dB daytime, 35-40 dB nighttime in side-street areas

58-62 dB daytime, 40-50 dB nighttime along Ojai Avenue, south of the "Y", and Maricopa Highway

67-69 dB daytime, 53-60 dB nighttime along Ventura Avenue

Background noise levels late at night are 20-25 dB in absence of insect noise, 35-45 dB in close proximity to active crickets.

Individual noise sources which intrude on the general acoustical environment were observed to be:

Trash pickup trucks

Barking Dogs

Ventilation and other electrical and mechanical equipment

Street sweeper

Individual automobiles and pickup trucks with excessively noisy exhaust systems, loud "boom-box" sound systems and/or unnecessarily noisy "off-road" type tires

Mechanical equipment from the an industrial facility on Bryant Street

NOISE CONTROL

A common approach to mitigating noise impacts is through the use of setbacks. This approach may be more desirable for the City of Ojai due to its low volume roadways and the desire to avoid a "walled in" look. The setback approach simply requires that the homes or noise sensitive uses be setback away from the roadway at a distance great enough so that they are outside the noise impact zone. The setback area is landscaped. The landscaping actually provides very little noise reduction, however, residents seem to become less aware of the noise probably because they can not see or have an obstructed view of the road.

As previously discussed, the sources of noise in Ojai can be divided into two basic categories, transportation sources (primary traffic) and non-transportation sources. Local agencies have the responsibility to control the noise from the source, such as vehicle noise emission levels and enforcing the speed regulations to reduce vehicle noise.

The most effective method the City has to mitigate transportation noise is through reducing the impact of the noise onto the community (i.e., noise barriers and site design review). Mitigation through the design and construction of a noise barrier (wall, berm, or combination wall/berm) is the most common way of alleviating traffic noise impacts. The effect of a noise barrier is critically dependent on the geometry between the noise source and the receiver. A noise barrier effect occurs when the "line of sight" between the source and receiver is penetrated by the barrier. The greater the penetration, the greater the noise reduction. Barriers should be required for residences where outdoor noise exceeds 60 or 65 dB. Another noise reduction method would be for the City to provide retrofit incentives for residences that provide ventilation and better windows to reduce noise impacts.

For existing residences, the following mitigation measures are possible: For outdoors, barriers (walls and berms), re-routing traffic, enhance speed limit enforcement, and maintaining auto exhausts in proper condition are methods to control noise. For indoors, ventilation modification (summer switch) to allow some windows to be kept closed, improvement of seals on doors and windows, and relocation of vent openings to shielded sides of structures are some methods to control noise.

Noise Regulations

The responsibility for the control of noise is divided among various levels of government and in turn divided among various agencies and departments at each governmental level. Local agencies have several alternatives for the control of various

noise generators. These include: enforcement of existing state and local laws, creation of local ordinances and policies, adoption of Federal and State Noise Standards, and the implementation of various land uses and site planning techniques based on state and Federal planning guidelines. Some State and local laws may include: Noise limits for on-highway motor vehicles for the state of California, Noise limits for motorboats in or upon Inland Waters, Sound Transmission Class (STC) and Impact Insulation Class (IIC) for non-single family buildings for human occupancy, noise limits for off-highway motor vehicles in the State of California. These state laws can be immediately enforced by local and building departments. In addition to state laws, local nuisance ordinances relating to disturbing the peace and animal control can be enforced by local law enforcement agencies and the County Department of Animal Control.

The second alternative mentioned is the creation of noise ordinances. Generally, this includes the passage of new ordinances. In contrast to nuisance ordinances, a noise ordinance attempts to provide noise level standards for reoccurring noise generators or land use types. An ordinance should contain a well defined, objective noise standard for various land uses, based on an easy to calculate noise evaluation scheme, maximum noise levels, consideration for impulse and pure tone sounds, appropriate reference pressure, and reference to a measurement procedure.

A local ordinance could also extend to the enforcement of Federal and State product standards, to those products once purchased. According to the Noise Control Act of 1972, the United States Environmental Protection Agency must establish noise levels on new products including construction, transportation, electric/electronic equipment and any motor or engine. These product noise levels could be adopted as a part of a noise ordinance by local entities to insure control over specific noise sources which might otherwise be difficult to control.

Local jurisdictions could also adopt Federal and State regulations and guidelines for local development. Three Federal and State regulations which are of particular importance are:

The Department of Transportation Design Noise Standards; The Department of Housing and Urban Development (H.U.D.) Noise Standards; and State Noise level Standards for various land uses. The H.U.D. noise guidelines are used to help determine whether projects applying for H.U.D. or F.H.A. loans are qualified on the basis of noise. The Department of Transportation has established noise standards and procedures to determine if particular roadways can qualify for federally assisted noise abatement projects. State laws also establish standards estimating adverse

impacts of noise on various land uses. These standards could be adopted as policy or ordinance by local entities locating the appropriate land uses near noise sources. The advantage of using these standards, particularly the H.U.D. standards, is that they may have greater acceptability due to greater resources available to State and Federal agencies. The disadvantage of these noise standards is that they are inconsistent, individually they do not adequately measure the noise conditions, and they may be too high to accurately reflect community desires.

GOALS, POLICIES AND PROGRAMS

This section of the Noise Element sets forth the Goals, Policies and Implementing Programs. They evolve out of the discussion issues and needs discussed in the previous section of the document (Noise Exposure and Noise Control).

GOALS

- N-1 A City that maintains a quiet acoustical environment
- N-2 A City whose residents are protected from unhealthful levels of noise
- N-3 A City that is planned to minimize noise conflicts

POLICIES

- NP-1 The City shall enforce the State Uniform Building Code which specifies that the indoor noise levels for residential living spaces not exceed 45 db LDN/CNEL due to the combined effect of all noise sources. The state requires implementation of this standard when the outdoor noise levels exceed 60 db LDN/CNEL. However, the City should implement a 55 db outdoor noise standard.
- NP-2 The City should establish standards that specify acceptable limits and hours of occurrence of noise for various land uses throughout the City.
- NP-3 The City shall incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. New development should be permitted only if appropriate mitigation measures are included such that the standards contained in this Element or adopted ordinances are met.
- NP-4 The City should encourage the use of walls, berms or "inward orientation" in the design of residential or other noise sensitive land uses that are adjacent to

major roads, commercial or industrial areas.

- NP-5 The City should enhance efforts to enforce vehicle noise emission regulations and speed limits.
- NP-6 The City should discourage nighttime traffic, particularly truck traffic, on streets in residential areas and schedule trash pickups between 7 a.m. and 5 p.m. in residential areas.
- NP-7 The City should adopt a new comprehensive community noise ordinance to ensure city residents are not exposed to excessive noise levels from existing and new stationary noise sources..

PROGRAMS

1. Investigate and, if possible, implement mitigation programs for existing residences when traffic noise exceeds 55 dB CNEL.
2. Strengthen enforcement of vehicle noise emissions regulations and vehicle speeds.
3. Restrict the hours of operation of street sweeper and private parking lot sweepers.
4. Restrict hours of operation of leaf blowers and other power gardening activities.
5. Restrict hours of operation and days of the week of construction activities.
6. Adopt a noise ordinance to control noise levels and hours of occurrence for various land uses throughout the City.
7. The City should develop an educational program to inform residents of the negative effects of noise on human health.

CNEL
NOISE CONTOURS
YEAR 2010



2000 ft



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TECHNICAL APPENDIX

FOR

CITY OF OJAI

NOISE ELEMENT OF THE GENERAL PLAN

August 13, 1990

INTRODUCTION

The previous edition of the City of Ojai Noise Element was prepared in 1974 by the Ventura County Environmental Resources Agency. It contains a compendium of information about then-current issues regarding proposed methods for evaluating noise, both by measurement and by computation. Many of these issues have since been resolved and methods standardized or significantly advanced. In recognition of this, the City of Ojai has requested that an updated Noise Element be prepared which better addresses the specific noise issues affecting Ojai.

In the development of the new Noise Element, Interface and WCA have sought to define as accurately and as comprehensively as possible the current acoustical environment in the City of Ojai. From this background, goals and policies have been recommended which will promote a quiet environment to complement the rural beauty of the Ojai area within the constraints of normal human activity.

METHODOLOGY

Establishing the existing and potential acoustical environment was done by a combination of noise measurements and noise modeling. This involved three major tasks:

- Cataloging existing and projected sources and receptors of noise. Sources include transportation sources, industrial sources, agricultural sources and general sources. Receptors include any noise sensitive uses, such as residences, hospitals, schools and transient lodging.
- Measuring noise levels from the existing sources in such a manner as to provide information for assessment of noise impacts, implementation of noise control designs where needed and calibration of prediction models used to forecast noise from future conditions.
- Computation on noise levels from the projected future distribution of noise sources.

Catalog of Noise Sources

The primary source of noise affecting the City of Ojai is motor vehicle traffic. CNEL Contours were computed for all roadways carrying traffic flows of 2000 ADT or greater. Because it was observed that the day-evening-night distribution of traffic in Ojai is not typical per usual traffic models, the distributions from the November, 1989 count were used to determine CNEL weighting factors. FHWA RD77 and CALVENO noise emission models were used as a base line, but were modified to agree with measured data as discussed in a subsequent section of the report.

The second source of noise is the industrial area on Bryant Street and Bryant Circle. At the present time, the main source is a precipitation atop the roof of the ITI facility near the northerly end of South Bryant Street. Less significant sources at the present, but potentially a source of conflict are future uses on Bryant Circle, which abuts a very quiet residential area to the south and west.

Additional noise sources identified by the City as sources of community complaints were:

- Gasoline powered leaf blowers. Measurements were obtained for one of these devices being operated in the Ojai Valley Hospital parking lot.
- Street Sweepers, Jackhammers, Chain Saws, representative of transitory mechanical sources. Street sweepers and trash pickup trucks are represented in some of the measurement data.
- Air Conditioners. Ventilation equipment noise was measured at Ojai Valley Hospital and at the Acacias.
- Crowing Roosters and Peacocks.
- Recreational Activities at Sarzotti Park and Nordhoff H.S. Athletic Field.
- "Boom-Box" motor vehicle sound systems.
- Concerts and other entertainment functions at Libbey Park Bowl.

Catalog of Noise Sensitive Receptors

Ojai is a primarily residential community. Except for the main commercial corridor along Ojai Avenue and the industrial area on Bryant Street, essentially all roadways affect residential uses to some extent.

Specific noise sensitive uses are as follows:

- Residences on the west side of Highway 150 south of the Maricopa Highway/Ojai Avenue Intersection. This area was judged to have the highest noise impact potential in the city, due to the high traffic flow and proximity to the roadway.
- Ojai Valley Hospital, located on the north side of Maricopa Highway.
- Nordhoff High School, located on the south side of Maricopa Highway.
- Matilija Middle School and Ojai Valley (private) School, located adjacent to one another on the north side of Ojai Avenue west of Country Club Drive.
- Topa Topa Kindergarten, located on the east side of Montgomery Street at Aliso Street.
- Whispering Oaks retirement home, located on the south side of Ojai Avenue east of downtown.
- Acacias residential care facility, located on the southwest corner of Grand Avenue and Montgomery Street.
- Libbey Park, on the south side of Ojai Avenue opposite the central commercial area.
- Sarzotti Park, located across from residences on Park Road between south of Grand Avenue.

Monitoring the Acoustical Environment

Three types of acoustic measurements were taken to establish a data base for the study.

- Twenty-four hour or longer extended measurements were taken at five locations to determine the long term temporal character of the acoustic environment and to include the effects of noise sources other than transportation, to which the standardized modeling techniques are limited. Results of the measurements are presented as Hourly Time Average A-weighted Sound Level, L_{eq1hr} and Community Noise Equivalent Level (CNEL).
- Multiple 15 minute measurements, at representative times of day and night were taken at 15 locations. This data was taken using 1/10 second time resolution to establish the short-term temporal character of the environment. These measurements were accompanied by traffic counts to aid in the calibration of noise emissions in the noise models. Results are presented as A-weighted sound level time histories, $L_{eq15min}$ A-weighted sound levels and 1/3-octave frequency spectra and 15 minute statistical distributions of the A-weighted sound levels.
- Short term measurements were taken at locations of specific noise sources when the noise output from the sources was judged to be transient, such as barking dogs, or quasi-steady, such as air conditioners or fixed industrial equipment. These results are presented in the manner best suited to the noise being investigated.

Actual locations of the measurements will be tabulated along with the results.

The 24-hour continuous monitoring was done using a Rion type NA-29E precision integrating sound level meter and octave-band analyzer. The data was taken using time resolutions of 1 to 15 minutes. Hourly L_{eq1hr} were computed from the field data.

The 15 minute and short term measurements were taken with a precision 1/3-octave integrating acoustical real-time analyzer, Larson-Davis type 3100, equipped with a Bruel & Kjaer type 4165 precision condenser microphone and monitored by a PC-compatible portable computer.

Each measurement was calibrated using a Bruel & Kjaer type 4230 acoustic calibrator with current certification (6/89) traceable to the U.S. Bureau of Standards.

Modeling of Future and Existing Acoustical Environment

CEQA requires that noise contours be drawn on a City map for all significant sources of noise in the community. However, noise contours as calculated from available modeling programs have meaning only in areas where essentially unobstructed sound transmission is possible. In Ojai, there are few locations where this situation exists, most notably along Maricopa Highway between Nordhoff H.S. and El Roblar Road. In most other areas, roadways are flanked by existing structures. Reflections from the structures cause noise levels between them and roads to be higher than predicted, generally by 1 to 3 dB. Shielding by the structures causes noise levels behind them to be lower than predicted by 3 to 10 dB.

For the Ojai Noise Element, graphical noise contours were calculated based on the actual roadway geometry presented on the 600 ft per inch map provided by Public Works. The two or four lanes of each road were divided into 25 ft long segments. Each segment was treated as a point source of sound, the strength of which was determined based on the ADT, speed, temporal distribution and truck mixture of traffic. FHWA RD-77 and CALVENO models were used to represent individual vehicle noise emissions. Sound from all roadway segments affecting a given contouring area were combined in a computer model which logically traces the noise contour around the roadway grid. Propagation is based on spherical wave spreading (-6 dB per distance doubling) plus 1.5 dB per 1000 ft atmospheric and ground plane absorption. The contour points were then stored on magnetic disk files for subsequent plotting in a CAD (computer aided drawing) program.

The results of these contour calculations were plotted on City maps at scale 1,000 ft per inch for presentation in the noise element, and on transparencies at 400 ft per inch to overlay on Zoning maps.

It must be noted that the contours presented on the maps are approximate, and are intended to provide an overview of the acoustical environment. For evaluation of specific sites, noise levels should always be modeled using a more

detailed approach, such as the FHWA STAMINA 2.0/OPTIMA program which models with good accuracy the effects of shielding, ground and atmospheric absorption, sound reflection and three dimensional roadway and propagation path geometries. The program is unsuitable for large scale contour calculations due to slowness and limitations on the number of road segments that can be simultaneously accommodated.

To assist in the determination of site specific noise levels in cases where full analysis using STAMINA or a similar model is not warranted, noise levels for individual roadways were computed and contour locations tabulated. These tabulated contours will differ to some extent from the plotted contours, as they show only the effects of the individual roadways. In cases where noise contours would be perturbed by structures, the tabulated contours are generally more representative of actual conditions, whereas in open areas, the plotted contours are correct.

The tabulated noise contours were computed as follows:

All data regarding road configurations, existing and future traffic flows and local sound propagation conditions was entered into the WCA traffic noise contouring program. The computational algorithm of the WCA program is based on the FHWA RD-77 noise model. Vehicle noise emissions are determined from a combination of field measurements and Caltrans CALVENO modeling. Sound propagation was based on spherical wave spreading for point sources, plus 1.5 dB per 1,000 ft excess attenuation for atmospheric and ground plane absorption.

Noise contours over the range 45 to 75 dB were computed in 5 dB increments for each roadway. The results are presented in Table __ (appended to the report), showing input data, distance to noise contours relative to the center of road, and the traffic flow which will result in a noise level of CNEL 60 at a distance from the center of each roadway segment which is equivalent to the location of noise sensitive uses. Noise contours which fall within the confines of the road right-of-way or at distance greater than 1,000 ft are omitted from the table.

MEASUREMENT RESULTS

Long Term Measurements:

Table 1 shows the overall results of the 24-hour measurements in terms of the Community Noise Equivalent Level (CNEL). The first column of results is the actual measured value. The second is the projection to year 2010 conditions, based on the predicted traffic flow increases. [Note that the 0.1 dB precision for the measured levels results from the resolution of the analyzer, and is not meant to suggest that the 1-2 day measurement reflects annual conditions to this degree of accuracy. The one dB precision of the future levels is a more realistic tolerance.]

#	Description	CNEL 1990	CNEL 2010
1L	SE Corner Cuyama & Church	52.8	54
2L	Whispering Oaks Residence Roof	59.4	61
3L	SE Corner Signal & Grand	55.6	57
4L	N Side Hwy 150 s/o Maricopa	68.8	71
5L	Boyd Club Roof Sarzotti Park	56.0	57

Table 1
Summary of Results of 24-Hour Noise Measurements

Plots of the hourly L_{eq} values vs time are shown on graphs which are appended to the report. Characteristically, noise in Ojai is relatively steady between approximately 7 am and 11 pm, but drops significantly during the late night hours.

Multiple 15 Minute Measurements:

The table of detailed noise measurement and simultaneous traffic count results obtained at the 15 representative locations are is appended to the report. A summary is presented in Table 2. In the table, L_{90} is the background noise, exceeded 90% of the time during the measurement, L_{eq} is the ambient noise, the time average noise level during the measurement, and L_1 is the approximate maximum noise level during the measurement. CNEL is the approximate computed value, based on the measured L_{eq} 's and the measurement time.

#	Description	Time	L ₉₀	L _{eq}	L ₁	CNEL
1S	SE Corner Gridley & Grand	1453	41.3	56.0	65.1	59
2S	SW Corner Montgomery & Grand at Acacias	1204	48.8	58.9	68.2	61
		2144	35.0	51.5	62.0	
3S	W Side Whispering Oaks opposite ITI Industrial	0618	42.7	49.0	58.1	52
		0708	45.1	48.9	55.8	
		1528	44.8	49.0	57.7	
		2051	42.1	47.0	54.1	
5S	SE Corner Montgomery & Aliso at Topa Topa Kindergarten	1255	45.8	55.7	64.8	58
		2336	38.7	45.2	57.1	
6S	N Side Matilija between Signal & Montgomery	1220	45.5	57.0	67.8	59
		1525	48.3	57.1	66.5	
7S	Libbey Park 50' from CL of Ojai Ave.	0517	42.3	57.0	66.8	60
		1102	56.4	64.6	73.8	
		2311	39.2	56.9	69.1	
8S	Hospital Parking Lot 80' from CL of Maricopa Highway	0652	49.9	60.5	68.1	67
		0851	54.7	65.7	73.7	
		1932	50.4	65.7	75.8	
		2321	42.5	53.2	65.2	
9S	S Side Ojai Avenue 100' from CL opposite Matilija JHS	0615	46.4	59.3	68.5	65
		1033	56.0	63.3	69.8	
		1633	54.7	61.8	68.0	
10S	S Side Nordhoff HS Parking Lot	1052	55.2	58.8	63.2	61
		1116	51.3	56.8	65.5	
		1657	55.9	60.5	65.9	
		2029	47.7	55.8	62.7	
11S	Arcade Sidewalk 37' from Ojai Ave. CL	1124	59.4	69.8	78.4	
12S	North End of Signal Street	0001	20.4	31.4	41.9	45
		0747	38.6	43.3	48.4	
		1334	26.5	35.0	44.7	
		2300	26.4	40.0	53.7	
13S	Saddle Road S of Bryant Circle Industrial Park	0642	39.7	44.9	52.8	48
		1558	33.7	38.5	45.2	
		2019	43.6	45.9	49.6	
		2333	33.8	38.8	45.0	
1L	SE Corner Cuyama & Church	0828	40.9	50.7	61.8	54
2L	Whispering Oaks Ground Level 220' from Ojai Ave.	1145		55.7		57
		2115	40.2	52.1	60.3	
3L	SE Corner Signal & Grand	0035	20.2	42.7	56.8	
5L	Recreation Center Parking Lot 70' from Park Road CL	0543	36.4	48.5	62.7	54
		1145	45.5	51.5	61.0	
		2243	35.9	39.9	50.3	

Table 2
Summary of Short Term Measurement Results

The detailed results of these measurements are shown on the appended graphs, which present, for each reading, the time history of the A-weighted noise level, the 1/3-octave frequency spectrum of the time average (ambient) noise level, and the cumulative statistical distribution of the measured levels. Where possible, noise from specifically identifiable sources has been labeled on the graphs. Elements of particular interest have been combined with the results of individual source measurements and are presented in the following section.

Specific Source and Focused Measurements:

In response to the list of issues presented by the City and as the result of field observations during the main measurement program, measurements were taken of specific sources or else data from specific sources was isolated from the 15 minute measurement samples. Sources so measured included leaf blowers at the Hospital parking lot, ventilation equipment on the Hospital and near Acacias, dust-collector equipment on ITI industrial facility, power gardening equipment at Nordhoff HS.

Source	Location	Distance	Sound Level
Leaf Blower	Ojai Hospital	50'±	77
		100'±	69
Ambulance Siren	Ojai Hospital	100'±	89
Ventilation Equipment	Ojai Hospital	100'±	42
Ventilation Equipment	Acacias	100'±	42
ITI Dust Collector	ITI	80'	62
	Sarzotti Park		35
	Whispering Oaks		43
Large Lawn Mower	Nordhoff HS	100'±	61
Barking Dogs	End of Signal	Uncertain	50-60
Bryant Circle Store Vacuum	Saddle Road		39

Table 3
Summary of Specific Source Noise Measurements

The residential area on the northwest side of Highway 150 was identified, both from a review of traffic data and from the field measurements, as the potentially most noise impacted area of the City. The community backs up to the Highway, and homes have concrete block walls at rear yards. During the 24-hour survey at this location, a series of measurements was taken at two distances from the Highway in the open field to the south of the residences and at one position within the community to more accurately define the noise environment in this area. The measurements were taken using a Bruel & Kjaer type 2226 integrating sound level meter, calibrated prior to the measurement using a Bruel & Kjaer type 4230 acoustic calibrator. The meter was hand held, and was set to measure L_{eq1min} for 15 minutes in succession at each location. These were then averaged to determine $L_{eq15min}$ and the results normalized to the data from the 24 hour measurement samples being taken at the same time. Results were as shown in Table 4.

Location	Distance from Hwy. 150 C.L.	CNE L
Open Field Adjacent to 24 hr Microphone	80'	68.1
Open Field In Line with 24 hr* Microphone	260'	55.2
NW Corner Vallerio & Descanso Streets	250'	53.3

Table 4
Summary of Measurements Near Residences
Northwest of Highway 150 South of Maricopa Highway

It may be noted that the difference in level between the two open positions is approximately 13 dB, while the difference predicted on the basis of distance alone would be only approximately 6 dB. The additional reduction is the result of shielding by the edge of the road and refraction due to a negative temperature gradient near the ground in the warm afternoon weather. The additional shielding loss resulting from the block wall at the south end of Vallerio Street is only 2-3 dB. It is expected that the back yard shielding for residences which back up to the highway is therefore on the order of 8 dB. For the CNEL 71 predicted future noise level in this area, this will result in outdoor living space noise levels of approximately CNEL 63.

At Whispering Oaks, a focused study was undertaken during the 24 hour measurement to investigate outdoor-to-indoor noise reduction in the facility. Successive 15 minute measurements were taken in a vacant north-facing ground level apartments between 10:30 a.m. and noon on April 3, 1990. Autos and trucks on Ojai Ave. were counted during each measurement to verify that excitation conditions were similar for all the tests. Results are as shown in Table 5.

Location	Condition	$L_{eq15min}$
Living Room	Windows Open	47.1 dB
	Windows Closed	33.8
Bed Room	Windows Open	49.4
	Windows Closed	33.2
Front Patio	Windows Open	55.7

Table 5
Summary of Whispering Oaks
Outdoor/Indoor Noise Tests

The indication from the tests was that with windows fully open, indoor levels were 6-9 dB below the outdoor levels, slightly less difference than the customarily allowed 10 dB. With windows closed, the measured level difference was approximately 22 dB, slightly higher than the customarily allowed 20 dB for standard residential construction. These measurements confirmed that there is nothing unusual about Ojai noise or construction that would invalidate standard building attenuation data.

A focused measurement was conducted with regard to industrial noise from the ITI facility on Bryant Street. This was done to assess current noise from the facility and also to assess potentials for noise interference from the proposed future location of the facility on Bryant Circle and the adjacent residential area on Saddle Road to the south. Data presented in Table __ gives an overview of the results. However, the dominant characteristic of the noise associated with the facility is a narrow band component or "tone" of frequency 160-200 Hz. During early morning hours, when traffic noise is low, the narrow band noise from the ITI facility is clearly audible from as far distant as Sarzotti Park and is faintly audible among other ambient noises at Whispering Oaks and

even as far distant as the north end of Signal Street. Figure 1 shows the frequency spectrum of the noise from the ITI dust collector, measured from a distance of 80 ft to the north. The figure also shows background noise frequency spectra measured at the west side of Whispering Oaks, from Sarzotti Park and from the north end of Signal Street. Note that the vertical scale is offset -30 dB for the near field data.

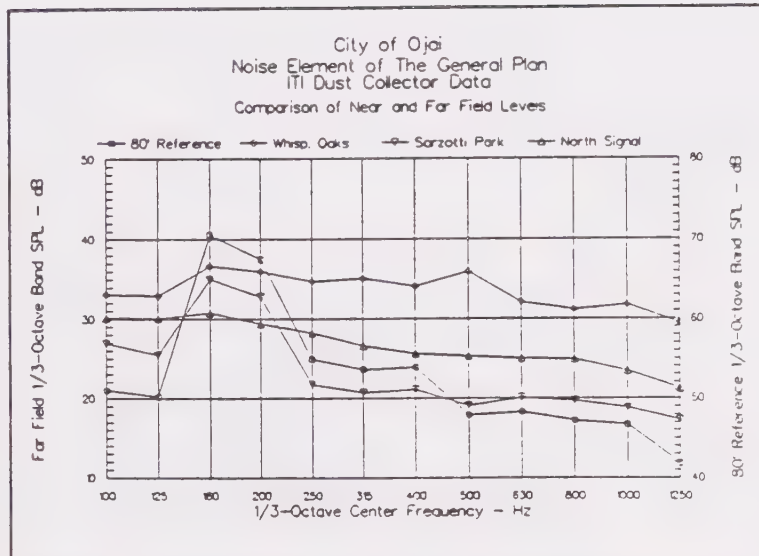


Figure 1 - Background Noise Spectra and Near Field Data for ITI Dust Collector

At Sarzotti Park, the spectral similarity to the near field is clear. At the other sites, owing to contributions from other environmental sources, and/or greater distance from the source, the effect of the ITI facility appears as a moderate spectral peak at 160 Hz.

This investigation demonstrates the need for a "pure tone" adjustment in sound level criteria which may be adopted as a part of the Ojai Noise Ordinance. The overall A-weighted noise level from the ITI facility is comparable to or lower than the general ambient noise at surrounding noise sensitive uses, yet the narrow band noise from the dust collector is pervasive and could be a source of annoyance.

A focused investigation was conducted relative to crowd noise from the football stadium at Nordhoff High School. Measurements were taken from the nearest residential community to the stadium, on the north side of the north loop of Taormina Lane, of events leading up to the July 4th fireworks display. The distance between the measurement site and the center of the grandstand is approximately 750 ft. Data was taken using a Rion NA-29E integrating sound level meter and octave band analyzer, set to measure and record successive samples of L_{eq5sec} . The measurements included a variety of sounds,

including explosions from firecrackers and explosions (not reported since the noise from these short duration, high amplitude sources is not well represented by L_{eq5sec}). Results are shown in Table 6 and in the appended graphical presentation.

Sound Source	A-Weighted Sound Level
Dixieland Band	51-52 dB
Background Noise	48-50 dB
Crowd Applauding	55-57 dB
Crowd Cheering Loudly	63-64 dB

Table 6
July 4th Fireworks Show Crowd Noise
Measured from North Side of Taormina Lane

The maximum crowd noise is seen to exceed the general community background noise by approximately 15 dB, dominating the acoustical environment for brief periods.

The final focused investigation was conducted into the transmission of sound from the Libbey Park Bowl. Existing residences located to the west along South Signal Street, South Ventura Street and Topa Topa Street are the nearest, most affected receptors, with the nearest homes (west side of Signal, south of Ojai Trail) to the west being only approximately 150 ft from the stage. However, sounds from loud events may be audible at greater distances under appropriate (inversion) atmospheric conditions or at residences in hillside locations. For example, a former resident of Grey Gables reported that some Bowl events were clearly audible at this location, on the north side of Grand Ave approximately 2,400 ft from the stage.

The Ojai Bowl consists of a raised concrete platform with a plywood orchestra canopy, bench seats extending out 73 ft to the front and lawn seating beyond, extending to a distance of 245 ft from the front of the platform. Typical events in the Bowl involve sound amplification with primary loudspeakers mounted on top of the canopy to cover the bench and front lawn seating and secondary loudspeakers mounted behind the bench seating 135 ft from the platform to cover the rear of the lawn seating area.

Loudspeaker systems used for temporary outdoor reinforcement typically provide directivity (favoring the direction of desired sound radiation over undesired directions) to the side and rear approximately as shown in Table 7

Direction	Directivity	
	Low Frequency	High Frequency
Front	0 dB	0 dB
Side	-3 dB	-10 dB
Rear	-8 dB	-20 dB

Table 7
Approximate Loudspeaker
Directivity Characteristics

Based on these values, high sound levels at the nearest residences would be expected to be approximately 21 dB lower than at the rear row of bench seats, while low frequency sound would be approximately 11 dB lower. To the front, at locations such as Grey Gables, if atmospheric refraction counteracts the shielding effect of intervening structures, the expected level is approximately 30 dB below the level at the rear of the seats. If a Bowl event is expected to maintain community noise levels within 5 dB of the ambient noise level of approximately 50 dB, amplified sound levels at the rear of the seating area will have to be limited to 65-75 dB, depending upon spectral content of the signal. For live music concerts, this is an unrealistically low value.

GOALS, POLICIES AND PROGRAMS

It is the overall objective of the Noise Element Technical Appendix to relate existing and projected environmental noise levels to planning and enforcement policies which will benefit the citizens of Ojai. Standard noise criteria, such as those established by the Federal Highway Administration, the State of California Office of Noise Control are probably reasonably well applied in areas of Ojai located near major transportation routes. In the rural residential and quiet city street areas, lower levels prevail and should be preserved if the peaceful, small town character of Ojai is to remain. Results of noise measurements and computations indicate the following general characteristics of the Ojai acoustical environment:

- Daytime noise in most areas of the City is dominated by automobile traffic.
- Nighttime noise is very low, due to the near disappearance of traffic from local streets after around 10 pm. Along Ventura Ave., noise continues to be dominated by traffic. At other locations, crickets and other insects are the significant nighttime noise source most of the time. However, occasional individual automobiles and small trucks were observed to punctuate the tranquility.
- Overall, the characteristic noise levels are approximately
 - 50-55 dB daytime, 35-40 dB nighttime in side-street areas
 - 58-62 dB daytime, 40-50 dB nighttime along Ojai Avenue and Maricopa Highway
 - 67-69 dB daytime, 53-60 dB nighttime along Highway 150 South of Maricopa Hwy.
- Background noise levels late at night are 20-25 dB in absence of insect noise, 35-45 dB in close proximity to active crickets or other wildlife sources.
- Individual noise sources which intrude on the general acoustical environment were observed to be
 - Trash pickup trucks
 - Barking Dogs
 - Ventilation and other electrical and mechanical equipment
 - Gasoline powered leaf blowers and lawn mowers
 - Individual automobiles and pickup trucks with excessively noisy exhaust systems, loud "boom-box" sound systems and/or unnecessarily noisy "off-road" type tires.

Mechanical Equipment from the ITI industrial facility on Bryant Street and from new light industrial uses on Bryant Circle.

Existing or potential noise conflict areas were identified as follows:

Noise Source	Noise Sensitive Receiver
Motor Vehicles on Highway 150	Residences on North/West side of Highway 150
Motor Vehicles on Maricopa Highway	Ojai Valley Community Hospital
	Nordhoff High School North Classrooms
Motor Vehicles on Ojai Avenue	Motels
	Whispering Oaks Residences
	Matilija Jr. High South Classrooms
Nighttime Recreational Activities at Sarzotti Park	Residences on Park Road
Amplified Sound Events in Libbey Park Bowl	Residences in Immediate Vicinity of Bowl
	Residences to North in extreme cases
Industrial Zone on Bryant and Bryant Circle	Single Family Residences to South and West
	Whispering Oaks
	Adjacent Single Family Residences

Table 8
Summary of Potential Noise
Conflict Areas in Ojai

GOALS

- Preservation of the generally quiet acoustical environment in Ojai.
- Protection of the health and welfare of the residents of Ojai.
- Reduction of unnecessarily produced noise.
- Promotion of Community awareness regarding noise pollution and its control

POLICIES

- Discourage nighttime traffic, particularly truck traffic, on streets in residential areas. Schedule trash pickups between 7 am and 5 pm.
- Establish a maximum ambient noise level for residential and other noise sensitive uses. For consistency with state guidelines, the policy should promote an indoor noise criterion of 45 dB (CNEL). Normal residential construction with open windows typically provides 10 dB outdoor-to-indoor noise reduction, and this was approximately confirmed by field measurements. Therefore, in order to achieve the 45 dB indoor limit without requiring any noise control considerations on structures (i.e. allowing windows to be kept open), the outdoor criterion should be 55 dB.
- Establish an ambient base level which is consistent with the existing environment but which allows for a reasonable level of activity. From the measurement data, recommended ambient base noise level in residential zones would be

50 dB during the daytime

40 dB at night

Noise regulations would limit levels to an increment above the ambient noise level. If the measured ambient noise level is lower than the base level, the base level would apply. The recommended increment is 3 dB, allowing the intruding noise to equal the existing noise. The usual 5 dB increment allows too fast a noise level growth rate. Lower than 3 dB increment imposes severe enforcement difficulties [Noise Ordinance]

- Establish planning guidelines for juxtaposition of noise producing and noise sensitive uses. [Note - Recommend use of County Noise Element as a model. See appended copy.]
- Enforce vehicle noise emissions regulations.
- Require industrial noise sources to operate within the existing ambient noise levels at surrounding noise-sensitive uses. Regulations should

include consideration of source characteristics, such as pure tones and impulsive components in addition to the overall noise level produced.

- Institute a public education program regarding quiet operation of vehicles, gardening equipment, etc. and how it will help maintain the quiet community atmosphere in Ojai.
- Restrict hours of operation of power gardening equipment.
- Restrict hours and days of the week of construction activities in noise sensitive areas.

PROGRAMS

- Investigate and implement feasible mitigation programs for existing residences when traffic noise exceeds 55 dB.
- Enforce vehicle noise emissions regulations and vehicle speed limits. Vehicle noise increases nearly as the fourth power of the speed (e.g. noise at 40 mph is 5 dB higher (50% louder) than at 30 mph).
- Develop enforceable noise regulations for grading equipment, construction activities and mechanical equipment operation.
- Limit noise generating construction activities to the hour 7:00 am to 7:00 pm on weekdays and 8:00 am to 5:00 pm on weekends and holidays.
- Adopt a noise ordinance which addresses the general and specific issues present in the Noise Element and Technical Appendix.

General Plan

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SAFETY ELEMENT

**FOR THE
CITY OF OJAI**

ADOPTED SEPTEMBER 24, 1991

TABLE OF CONTENTS

INTRODUCTION

Background and Purpose of Element	1
Assumptions/Definitions	4
Legal Authority	8

ISSUES AND NEEDS

Overview	9
Seismic and Geologic Hazards	9
Flood Hazards	23
Fire Hazards	27
Hazardous Materials and Waste	29
Disasters	30

GOALS, POLICIES, AND IMPLEMENTING PROGRAMS

Introduction	34
General	34
Surface Rupture	36
Ground Shaking	37
Subsidence	38
Ground Failure	39
Liquefaction	40
Dam Failure	41
Landslides	42
Expansive Soils	43
Erosion	43
Flood Hazards	44
Fire Hazards	46
Hazardous Materials and Waste	49
Disasters	49

INFORMATION SOURCES	52
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APPENDICES

Appendix A - Flood and Disaster Maps

Appendix B - Master Environmental Assessment (MEA) Maps

OJAI SAFETY ELEMENT

Introduction

BACKGROUND AND PURPOSE OF THE ELEMENT

In 1971, the California Legislature passed legislation requiring two new elements to be added to the general plans of all cities and counties in the State. These were the Safety Element and the Seismic Safety Element.

The impetus for this legislation was a series of natural disasters which had occurred in Southern California in the preceding two years. The winter of 1969 saw particularly heavy rains, especially during January and February. Serious flooding occurred in many areas of Southern California but especially in Ventura County. These heavy rains caused substantially increased growth in the chaparral vegetation belts of the Southern California hills and mountains. Then during thirteen days of September and October, 1970, a series of disastrous fires broke out, fanned by dry desert Santa Ana Winds. The fire burned over half a million acres of brush and timber land, destroyed 722 homes, killed 16 people and cost \$233 million to control. The following winter landslides and mudslides occurred in the hills and damaged many of the structures that had escaped the fall fires.

In response to these disastrous floods, fires and landslides, the 1971 Legislature enacted Government Code Section 65302.1, which requires of each city and county general plan:

A safety element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazards mapping in areas of known geologic hazard.

The impetus for the Seismic Safety Element was the February 9, 1971, San Fernando Valley earthquake. This earthquake of 6.6 magnitude took 65 lives and caused almost \$1 billion of damage to freeway interchanges, hospitals (accounting for the greatest loss of life), utilities, dams, and public, private, commercial and industrial buildings. The earthquake also revealed major discrepancies in building design and a laxness in land use planning.

This disaster prompted the Legislature to require another element to the general plan, a Seismic Safety Element. Government Code Section 65302 (F) requires:

A seismic safety element consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to

ground shaking, to ground failure or to the effects of seismically induced waves such as tsunamis and seiches. The seismic safety element shall also include an appraisal of mudslides, landslides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure and seismically induced waves.

Most recently, the Legislature adopted AB 2038 in 1984 which expanded the list of mandatory safety issues to be addressed within the Element. The additional concerns focused on seismic safety. Essentially, the Legislature took the issues previously considered in the seismic safety element and made them safety element requirements. At the same time, the Legislature deleted the seismic safety element from the list of mandatory general plan elements.

In order to meet the state requirements discussed above, the City of Ojai adopted the County of Ventura's existing Seismic Safety and Safety Element in 1974. This adoption of a County element is provided for in Government Code Section 65302 (g).

In 1988, the City prepared a Master Environmental Assessment (MEA) as part of a comprehensive update of its General Plan which included the Circulation, Open Space, Conservation, Recreation, and Housing Elements. The MEA includes several maps which delineate areas of flooding, fire, and seismic hazards within the City. In 1989, the County updated and completely reformatted its General Plan, doing away with the typical seven element format. Safety Element issues, goals, policies and programs are now addressed in the Hazards Chapter under this new format. In response to this reformatting of the County General Plan, the City initiated a program for updating the remaining City elements which have incorporated by reference adopted County elements. These include the Noise and Safety Elements. The City is currently in the process of updating its Noise Element.

The City of Ojai has created its own Safety Element with the text and exhibits which follow. This element is more tailored to the specific safety issues which concern the City of Ojai. One of the shortcomings in utilizing the County's Safety Element has been that it discusses certain hazards which are not a concern within the City of Ojai. The City's Safety Element therefore does not contain detailed discussions of tsunami and seiche hazards, hazards which do not occur within the City of Ojai. Tsunami and seiche hazards will only be referred to in the assumptions/definitions portion of this element. Another shortcoming of utilizing the County Element for the City is that it does not provide detailed discussions on certain conditions and policies which are unique to the City of Ojai.

The City's Safety Element identifies existing conditions which are unique to the City. These include the ongoing effort to upgrade the remaining unreinforced masonry bearing wall

buildings within the City, and a detailed discussion of the level of fire service currently being provided to the City by the County.

The City's Safety Element also includes references to maps delineating existing hazards contained within the City's MEA. The maps relevant to the issues identified in this Safety Element have been updated as part of the creation of this element to reflect most current 1991 environmental conditions.

The Safety Element contained within the following text and exhibits combines the State of California requirements for safety elements and seismic safety elements into one coherent document. The purpose of this Safety Element is to provide for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the City; flooding; and wildland and urban fires. The Safety Element includes mapping of known seismic and other geologic hazards. It also addresses evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The City of Ojai Safety Element achieves the following purposes:

1. To meet the requirements of State law for preparation of a Safety Element.
2. To investigate the various hazards from a regional as well as a local perspective so as to provide a more integrated picture of the hazardous conditions within the City of Ojai and Ventura County.
3. To develop a framework which will permit the investigation of all types of hazards and the resources they impact.
4. To present the information collected in a form which will allow decision makers and the public to quickly evaluate the pertinent aspects of a given hazard.
5. To offer a range of response measures from which decision makers may choose as they attempt to alleviate a given hazard.
6. To provide a framework in which future inventory and analysis can be performed.

ASSUMPTIONS/DEFINITIONS

This Safety Element has been prepared pursuant to State General Plan Guidelines for preparation of Safety Elements. It is in conformance with the overall General Plan Goals of

the City of Ojai. The Element strives to provide decision makers with the information necessary to evaluate the nature of a given hazard and possible courses of action.

Base data for the Safety Element was derived from the City of Ojai Master Environmental Assessment (MEA) 1988, the Seismic Safety and Safety Element of the Ventura County Environmental Resources Agency 1974, the Updated County of Ventura General Plan (Hazards Chapter) 1989, the Ventura County Multi-Hazard Functional Plan, and applicable current Environmental Impact Reports (EIRs).

Definitions and categories of risks and hazards that are referenced throughout this Safety Element are listed below.

These are taken from the State of California's 1990 Guidelines for the Required Elements of the General Plan and from the Ventura County General Plan, Hazards Chapter.

Active Fault - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Area of Special Flood Hazard - The land in a flood plain subject to a one percent or greater chance of flooding in any given year; is sometimes referred to as the "base flood" or "100-year" flood area.

Critical Facility - Includes facilities housing or serving many people which may pose unusual hazards in case of damage from or malfunction during an earthquake, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity and gas supply, sewage disposal, and communications and transportation facilities.

Dam Failure - Structural failure may be caused by seismic activity, or by landslides flowing into a reservoir. Flooding may occur as the result of structural failure of a dam.

Debris Flow/Avalanche - Landslides involving mixture of rock fragments, gravel, sand, soil, mud, water, and minor organic debris in which flow is the dominant transport mechanism. An extremely high-velocity debris flow landslide is known as a debris avalanche.

Epicenter - A point at the earth's surface that is closest to the subterranean origin of an earthquake.

Expansive Soils - Soils which tend to expand when wet and shrink when dry due to mineralogical composition.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Flooding - A "flood" is an overflow of water onto land that is normally dry. The most common type of flood, and the major subject of this section, is the "rainstorm-river" flood. A second major type is a "coastal" flood, resulting from a relative increase in sea level that may be caused by a storm, by a tsunami, or by subsidence. Other potential causes of floods include dam or levee failure, landslides and seiches.

Floodway - The channel of a watercourse plus any adjacent flood plain area that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights.

Ground Failure - A general term for occurrences when seismic activity causes the ground to lose its cohesiveness, as in liquefaction, subsidence, and earthquake-related landslides.

Ground Shaking - "Ground shaking" is the physical movement of the land surface due to earthquakes. When a fault breaks, the accumulated strain energy is released as seismic waves that travel outward in all directions from the earthquake focus (the point of first release of tectonic stress located below the earth's surface on the fault plane, causing ground shaking). Seismograms (records of earthquake motion) indicate that several kinds of motions, or waves, are created by earthquakes. These waves exhibit different types and directions of movement. Each type of wave can affect buildings slightly differently depending on many diverse variables. The combined effect of these waves makes up the ground shaking component of an earthquake.

Hazardous Building - A building that may be hazardous to life in the event of an earthquake because it:

1. Was constructed prior to the adoption and enforcement of local codes requiring earthquake resistant design of buildings;
2. Is constructed of unreinforced masonry; or,

3. Exhibits any one of the following characteristics:

- Exterior parapets and ornamentation that may fall on passers-by;
- Exterior walls that are not anchored to the floors, roof, or foundation;
- Sheeting on roofs or floors incapable of withstanding lateral loads;
- Large openings in walls that may cause damage from torsional forces; or,
- Lack of an effective system to resist lateral forces.

Hazardous Material - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosives, volatile chemicals, and nuclear fuels.

Inactive Fault - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Landslide - A general term denoting downslope movement of slope materials composed of rock, soil, fill or combinations thereof.

Liquefaction - The transportation of a saturated granular layer into a fluid state due to intense ground shaking and/or increased pore water pressure.

Lurching - A sudden roll, pitch or sway of the ground resulting directly from the release of seismic energy.

Non-Seismic Geotechnical Hazards - Geotechnical hazards not triggered by or related to seismic activity, including, but not limited to, landslides, subsidence, expansive soils and coastal stability problems.

Potentially Active Fault - (1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) a fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Seiche - A seiche is a long wave which oscillates in an enclosed or partially enclosed body of water as a result of seismic or atmospheric disturbances. Seiches typically occur in lakes and bays, and are normally caused by unusual tides, winds or currents, but can also be

produced by earthquake ground motion. The shaking rocks the water back and forth, setting up seiche waves.

The City of Ojai does not contain any substantial body of water within or adjacent to the City limits which would create a primary seiche hazard. No goals, policies, or implementation programs related to seiches need to be addressed within this element.

Subsidence - Subsidence is any settling or sinking of the ground surface arising from surface or subsurface causes. Its usual form is a dish-shaped or bowl-shaped region of downward surface displacements. Some types of subsidence can be the result of natural processes, including natural compaction of loosely consolidated alluvium ("consolidation refers to the gradual compression of a soil under applied load), as well as tectonics and earthquakes. Other types of subsidence are caused by human activities. In California, four types of the latter have been identified; they are named according to the action that causes the subsidence: groundwater withdrawal subsidence, oil or gas withdrawal subsidence, hydrocompaction subsidence and peat oxidation subsidence.

Surface Rupture - A surface rupture is a break in the ground's surface and associated deformation resulting from the movement of a fault.

Tsunami - A tsunami is a traveling ocean wave generated by disturbances associated with earthquakes, volcanoes or major submarine landslides. Commonly called a tidal wave in the past, it is referred to now as a series of sea waves. These waves have a long wavelength (distance from the crest of one wave to the crest of the succeeding wave) normally over 100 miles, and a very low amplitude (height from crest to trough). As these waves approach shallow water, the speed decreases from a deep water speed of over 600 m.p.h. to less than 30 m.p.h., and their energy is transferred from wave speed (velocity) to wave height (amplitude); waves as high as 80 feet can be formed. Although the arrival time of waves can be predicted, the intensity of the wave when it reaches shore cannot be predicted.

The City of Ojai is located several miles inland from the County of Ventura's tsunami hazard zone, which extends two miles upstream from the mouth of the Ventura and Santa Clara Rivers and Calleguas Creek. No goals, policies, or implementation programs related to tsunamis need to be addressed within this element.

Wildland Fires - Fires occurring in a non-urban, natural area which contains uncultivated lands, timber, watershed, brush, or grasslands.

LEGAL AUTHORITY

Under State Law (Section 65302.1) a City is required to adopt a Safety Element "for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazards mapping in areas of known geologic hazard."

A City is also required to adopt a Seismic Safety Element. Government Code Section 65302 (F) requires that a seismic safety element consist of:

An identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failure or to the effects of seismically induced waves such as tsunamis and seiches. This seismic safety element shall also include an appraisal of mudslides, landslides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure, and seismically induced waves.

The City of Ojai has combined the requirements for both the Safety and Seismic Elements into a Safety Element in accordance with the California State code in order to sufficiently detail the appropriate policies and programs for the City's planning area. This element has been submitted in accordance with State Code to the California Division of Mines and Geology of the Department of Conservation.

OJAI SAFETY ELEMENT

Issues and Needs

OVERVIEW

Public safety issues in Ojai are numerous. The area is surrounded by topographical features which create geologic, seismic, flood, and fire hazards. Types of hazards are defined and categorized in the previous section for reference. Historically, Ojai and the surrounding area has experienced damaging earthquakes, landslides, floods, dam failures and disastrous brushfires. In addition, the area is isolated from other regions of the County due to limited vehicular access created by topographical barriers. If roads and bridges leading to the City are cut off by an earthquake, flood, or mud slides, then medical, fire, and other emergency response would be severely restricted.

The constant threat to life and property from these hazards creates a need to protect the community through sound planning, development, and maintenance practices, as well as through disaster education and preparedness programs.

The General Plan inventory and analysis of public safety hazards is divided into five issue areas. The five areas include seismic and geologic hazards (below), flood hazards (page 23), fire hazards (page 27), hazardous materials and waste (page 29), and disasters (page 30). These issue areas are discussed below and in the following pages. Goals, Policies and Implementing Programs for the City of Ojai related to safety issues are listed beginning on page 34.

SEISMIC AND GEOLOGIC HAZARDS

The City of Ojai is exposed to various geologic and seismic hazards as a result of the general topography of the area. Ojai is situated in a relatively narrow valley surrounded by dramatic mountains with numerous faults traversing the region.

The following seismic and geologic hazards are known to exist in the Ojai area:

Seismic Hazards

- Surface Rupture
- Ground Shaking
- Subsidence
- Ground Failure
- Liquefaction
- Dam Failure

Other Geologic Hazards

- Landslides
- Expansive Soils
- Erosion

Seismic Hazards

The City of Ojai has not directly experienced a devastating earthquake. Although the historic record shows little evidence for strong earthquakes or surface displacement along faults in the southern area of Ventura County, the likelihood of the occurrence of one or more such events within 50 to 100 years is not remote.

Only two historic earthquakes might have been devastating to present day populated areas of the County, but they occurred in December 1812 and January 1857, before there was any semblance of population in the region. The earthquake of 1812 severely damaged missions from present-day Santa Maria on the west, to San Fernando on the east, for a total of 116 miles. The 1857 earthquake is the first historical earthquake of California to be described as a "great" earthquake. It is estimated at 8.25 on the Richter Scale because it apparently ruptured ground from Fort Tejon to at least 100 miles in each direction along the San Andreas Fault from Fort Tejon.

The relatively recent 1971 San Fernando earthquake occurred along a fault having little historic record of activity. Several of the faults within the southern half of Ventura County are similar in structure. They are subject to comparable tectonic forces as those associated with the San Fernando earthquake. A map showing the County's major earthquake locations and intensities between 1928 and 1971 is illustrated in Exhibit GEO-2 of the MEA. This exhibit is also included in Appendix B of this document.

Most of the land in Ventura County is encompassed by the Transverse Range geographic province of California. The province is distinct from other provinces in that the nature of its prevailing linear trend is west to east instead of northwest to southeast (which is the case from most geologic trends in the state). The province is bounded by three major faults, including the northwest trending San Andreas Fault zone, which cuts the northeast corner of the County; the west trending Big Pine Fault, which joins the San Andreas and forms the northern boundary of the province; and the Malibu Coast Fault, which forms the southern boundary of the province where the fault extends offshore to the west of the County boundary. Each of these faults constitute a potential major earthquake hazard. The following paragraphs outline each known hazard.

Surface Rupture

The major direct effect of earthquake faulting is surface rupture. This is when faulting causes actual rupturing of the earth's surface.

Nearly all man-made structures are susceptible to damage ranging from severe to total when affected by displacement along faults passing beneath their foundations. The San Fernando Earthquake of 1971 has shown that no structures designed under present standards are safe from severe damage or destruction as a result of surface fault displacement of foundations.

It is widely acknowledged that design of most structures, such as single-family homes or larger structures, roads, bridges, pipelines, or other conduits, to resist fault displacement is generally not feasible. Only massive earth structures such as earthfill dams can be designed to remain functional after several feet of displacement along an underlying fault.

Permanent effects of surface displacement along faults also can include:

1. Abrupt elevation or depression of ground surfaces of several feet for distances of many hundreds of feet along the fault;
2. Disruption of surface drainage;
3. Changes in groundwater levels in wells;
4. Blockage and surface seepage of groundwater flow;
5. Changes in survey benchmark elevations;
6. Dislocations of street alignments and property lines of many feet if lateral (horizontal) displacement also occurs along a fault;
7. Displacement of drainage channel and drains.

Secondary effects of surface displacements along faults within an urban area could include:

1. Disruption of movement along roadways due to abrupt depressions or elevation of pavement surfaces;
2. Possible flooding due to disruption of drainage channel and storm drain flow;
3. Disruption of utility services such as water, gas, fuel, telephone and electric power lines;
4. Temporary impact on industry and commerce similar to that resulting from the occurrence of most kinds of regional natural catastrophic events such as hurricanes or floods.

The State Division of Mines and Geology (Urban Geology Master Plan for California, 1973, Bulletin 198) indicates that on a statewide basis the potential hazard to structures from the surface displacement of faults is low compared to such geologic phenomena as earthquake shaking and landsliding. Historically, major losses due to fault displacement have been limited to the San Fernando Earthquake of 1971. Structural losses due to fault displacement in the 26 other major earthquakes in California are unknown but were probably small. Most

of the losses incurred during the 1906 San Francisco Earthquake and 1952 Tehachapi Earthquake were caused by ground shaking and ensuing fires.

The greatest potential for fault activity is along any of the faults which lie within the several major fault systems which transect the County from east to west. The 1971 San Fernando Earthquake which occurred along one of these major fault systems illustrates the high level of activity that some faults within these systems may have, and foretells the occurrence of other such earthquakes in the Los Angeles, Ventura-Santa Barbara regions.

The San Fernando earthquake of 1971 may be an example of the typical type which could occur along some of the east-west trending faults which transect the County. Based upon that earthquake, it is most likely that a surface fault displacement within the County will be sudden, occurring over a period of less than one minute. The displacement would be accompanied by sharp ground shaking lasting perhaps several tens of seconds.

Many of the faults in the County are associated with major fault systems extending beyond County boundaries. Several of these faults and fault systems are considered to be active, but a great deal of additional information must be assembled to determine the potential for, as well as the nature of, activity of most of the faults including those presently considered to be active.

The present level of knowledge of the recency of surface or near surface movement along the faults within Ventura County is not sufficient on which to base a firm determination of the "degree" of activity of most of these features. There is some evidence that some of the known faults have displaced at least late Quaternary terrace sediments, indicating possible movement as recent as 11,000 years ago. This is the primary basis for designating the most recently active faults, as these could have the higher potential of future movement.

There are many places other than the San Andreas fault where faulting occurs. A series of related faults is called a fault zone or a fault system. There are several faults and fault zones located near the City of Ojai. In the event of surface displacement along these fault zones, loss of life and property damage in the unincorporated and incorporated areas of Ojai could be significant. These zones are described below and illustrated in Exhibits GEO-1 and GEO-3 of the City of Ojai MEA. These exhibits are also included in Appendix B of this document.

SANTA ANA/ARROYO PARIDA FAULT ZONE

This fault extends from Montecito to the Ventura River and along the south side of the Ojai Valley. This fault system is an eastward extension of the Mission Ridge Fault in the Santa Barbara area and extends to the southeast end of the Ojai Valley where San Cayetano zone apparently begins. The fault roughly parallels the southern boundary of the City of Ojai. The Santa Ana Fault has raised the Upper Ojai Valley relative to the Ojai Valley. The fault forms a groundwater barrier in the alluvium beneath the Ventura River. One school lies in the fault

zone and sewer mains and water transmission lines from Lake Casitas and Ventura to the Ventura area cross this fault zone. This system is considered potentially active.

LION MOUNTAIN FAULT

This fault is encompassed by the Lion Canyon Fault Zone which extends from Santa Paula Creek along the south edge of Upper Ojai Valley through the Lion Canyon area and possibly to Oak View and beyond to Lake Casitas. The fault itself does not enter the City of Ojai. The actual Lion Mountain fault is located between Lake Casitas and the San Cayetano fault zone, east of Ojai. The Lion Mountain Fault Zone contains a major portion of the Oak View community and the southern section of the Ojai community. Major electrical transmission lines, gas mains, water transmission lines and sewer mains between Oak View and Ojai transverse this zone. Local geologic formations show relatively recent activity. This fault is considered potentially active.

POSSIBLE FAULTS

In addition to the above mentioned vicinity faults there is evidence that faults, to date unmapped, may extend across the north part of the Ojai Valley area and link the San Cayetano Fault zone to the east with faults and possible faults to the west of Ventura River.

SPECIAL STUDIES ZONES

In 1972 the California State Legislature enacted the Alquist-Priolo Geologic Hazard Zones Act. Pursuant to this act the "State geologist shall delineate . . . special studies zones to encompass all potentially and recently active traces of the San Andreas, Calaveras, Hayward, and San Jacinto Faults, and such other faults . . . as to constitute a potential hazard to structures from surface faulting or fault creep." (Alquist-Priolo Act).

Two special studies zones briefly enter the City of Ojai's western boundary near the Villanova school. Please refer to Exhibit GEO-3 of the City of Ojai MEA. This exhibit is also included in Appendix B of this document.

The intent of the zone is to provide for public safety from the hazard of fault rupture by avoiding, to the extent possible, the construction of structures for human occupancy astride hazardous faults. However, the precise location and identification of hazardous faults within or near a zone of potentially active faults can be determined only through detailed geologic investigations. Therefore the State Mining and Geology Board has adopted policies and criteria for the implementation of these zones.

The most significant criteria within the act is that no structure may be built across the trace of an active fault. Furthermore, the area within fifty feet of an active fault shall be assumed to be underlain by active branches and therefore, before any structure can be built within the zone, a geologic investigation and submission of a report by a geologist registered by the

State of California are required. In addition, any city or county may require more restrictive policies.

Ground Shaking

The physical movement of the land surface due to earthquakes is known as ground shaking. When a fault breaks, the accumulated strain energy is released as seismic waves that travel outward in all directions from the epicenter. Unlike a surface rupture, ground shaking can occur great distances from an actual known fault.

The intensity of ground shaking/seismicity during an earthquake depends largely on geologic foundation conditions of the materials comprising the upper several hundred feet of the earth's surface. The greatest amplitudes and longest durations of ground shaking occur on thick, water-saturated, unconsolidated alluvial sediments. Ground shaking can also cause ground failure or surface rupturing due to lurching and liquefaction.

Ground shaking can cause disruption of surface drainage, blockage of surface seepage and groundwater flow, changes in groundwater flow, dislocation of street alignments, displacement of drainage channels and drains, destruction or damage to buildings and property and possibly loss of life. Seismic shaking can renew movement of old landslides as well as result in the formation of new slides. The intensity of shaking within 10 miles of the epicenter focus point of the earthquake, in areas underlain by deep alluvium, would likely be in the range of VII to VIII Modified Mercalli intensity, and VI to VII in areas underlain by firm ground bedrock (Please refer to Table A). Higher intensities would be experienced immediately adjacent to the epicentral area.

The State Division of Mines and Geology in their publication entitled, "Urban Geology" 1973, Bulletin 149, indicates that on a state-wide basis, the potential hazard to structures from ground shaking is higher than any other hazard. Approximately one dozen unreinforced masonry buildings are located within the City of Ojai. In order to reduce the risk of structural damage to these buildings in the event of an earthquake, the City has recently adopted an ordinance to provide seismic strengthening provisions for unreinforced masonry bearing wall buildings. The ordinance identifies 12 unreinforced masonry buildings, sets time limits for these structures to meet current seismic code, and specifies the allowable design criteria which is required.

The State Division of Mines and Geology has also indicated that the Ventura County area could experience relatively high earthquake activity. It has been estimated that within the next year there is a 3% to 4% chance of occurrence for a major earthquake measuring at least 7.0 on the Richter Scale; within the next fifty years, it is estimated that there is a 50% to 90% chance of an earthquake of this magnitude. The source of this anticipated earthquake is the 650-mile long San Andreas fault.

TABLE A

**RELATIONSHIP OF RICHTER MAGNITUDE
AND MODIFIED MERCALLI INTENSITY SCALES
TO EXPECTED EARTHQUAKE DAMAGE**

RICHTER MAGNITUDE	MODIFIED MERCALLI MAXIMUM INTENSITY (AT EPICENTER)	EXPECTED EARTHQUAKE DAMAGE
2	I-II	Usually detected only by instruments.
3	III	Felt indoors. May not be recognized as earthquake.
4	IV - V	Felt by most people; structure shake; windows and dishes rattle; wooden walls and frame creak; slight damage to unsecured objects.
5	VI - VII	Felt by all; many frightened and run outdoors; glassware breaks; items fall off shelves; furniture moves; cracks in unreinforced masonry; fall of chimneys, cornices and other unreinforced architectural ornament; some small slides can occur.
6	VII -VIII	Difficult to stand; steering of autos is affected; potentially moderate to major structures; frame houses move off foundations if not bolted; branches broken off trees; collapse of elevated structure such as chimneys, water towers.

Continued on next page.

TABLE A (Cont.)

RELATIONSHIP OF RICHTER MAGNITUDE
AND MODIFIED MERCALLI INTENSITY SCALES
TO EXPECTED EARTHQUAKE DAMAGE

RICHTER MAGNITUDE	MODIFIED MERCALLI MAXIMUM INTENSITY (AT EPICENTER)	EXPECTED EARTHQUAKE DAMAGE
7	IX - X	General panic; Major total damage to masonry structures; underground pipes broken; frame structures seriously damaged; cracks in ground; large landslides likely; serious damage to dams, dikes, embankments.
8+	X - XII	Major and total damages to buildings and infrastructure.

Source: California Division of Mines and Geology, "CDMG Notes," after Charles F. Richter, 1958, Elementary Seismology.

Subsidence

Subsidence and differential settlement (the uneven lowering of the ground surface) constitute minor natural hazards in the City of Ojai. Local subsidence may be caused by extracting more groundwater than is replaced by the natural hydrologic cycle. The results from this drawdown are empty pore spaces in the soil, which are compacted from the weight of overlying material.

Subsidence, defined as the sinking or lowering of a part of the earth's surface, can occur as a result of or independent of earthquakes. Seismically-induced subsidence can be either a direct or an indirect result of an earthquake. Direct tectonic displacement of bedrock can result from strong earthquakes causing either subsidence or uplift of up to several feet over relatively large areas of ground surface. Indirect subsidence resulting from compaction of gradual soil layers caused by ground shaking is more common. Such shaking causes subsidence by compressing the soil deposit so that pore space formerly filled by groundwater or air is eliminated. There must be an outlet for evacuation of these pore spaces in order for subsidence to occur.

Differential settlement is a more common hazard often occurring when buildings and bridges are built on poor foundation materials. Pilings are often used to anchor structures to firmer deposits below the surface in these situations. Surface footings tend to be used to support less important structures. If surface footings are used to support one part of a structure and pilings for another, differential settlement will occur, with the area supported by surface footings setting faster than the piling supported section. Differential settlement generally occurs slowly enough that its effects are not serious.

Ground Failure

Earth materials in a natural condition tend to reach equilibrium over a long period of time. In geologically active areas such as California and Alaska there are many regions where earth materials have not yet reached a natural state of stability. For example, most of the valleys and bay margins are underlain by recent loose materials that have not been compacted and hardened by long-term natural processes. Landslides are common on most of the hills and mountains as loose material moves downslope. In addition, many activities of man tend to make the earth materials less stable and hence to increase the chance of ground failure. Some of the natural causes of instability are earthquakes, weak materials, stream and coastal erosion, and heavy rainfall. Human activities that contribute to instability include oversteepening of slopes by undercutting them or overloading them with artificial fill, extensive irrigation, poor drainage or even groundwater withdrawal, and removal of stabilizing vegetation. These causes of failure, which normally produce landslides and differential settlement, are augmented during earthquakes by strong ground motions that result in rapid changes in the state of earth materials. It is these changes, by means of liquefaction

and loss of strength in fine-grained materials, that result in so many landslides during earthquakes as well as differential settlement, subsidence, ground cracking, ground lurching, and a variety of transient and permanent changes in the ground surface.

Although the basic causes of ground instability are simple in concept, the consequences are often complex and highly variable. They include numerous varieties of landslides, ground cracking, lurching, subsidence, and differential settlement. Moreover, these types of ground failure occur on a wide variety of ground conditions. Landslides, for example, do not require a steep slope on which to form, particularly during earthquakes. Many occur on slopes that are virtually flat, and the surface on which they fail may be very shallow (1 to 2 feet deep) or as much as hundreds of feet below the ground surface. The type of ground failure that develops in a given area is determined by the nature of the natural man-made disturbance that occurs and partly by the topographic, geologic, hydrologic, and geotechnical characteristics of the ground.

Liquefaction

Liquefaction is a type of ground failure that can occur during an earthquake. Liquefaction can occur on relatively level ground and have catastrophic effects on structures. Liquefaction can cause buildings to collapse or sink, pipeline and storage tanks to float or break, disruption or destruction of gas lines, sewer lines, roads, etc. Liquefaction can also be the cause of landslides on slopes as small as 2.5%.

Liquefaction occurs when loose soils that are water-saturated are subjected to ground shaking of high intensity and long duration. Liquefaction is manifested by sand boils and mudspouts at the ground surface and water seepage through ground cracks or by the development of quicksand-like conditions or landslides. When quicksand-like conditions occur, buildings may sink or tilt into the ground and underground facilities may float to the surface.

Several conditions are necessary to produce liquefaction including water saturation, low density soil, uniform grain size, lack of confining pressure, high intensity and high duration ground shaking. Ground shaking intensity depends on the magnitude of an earthquake and the amplification of the ground shaking. In terms of soil density, loose unconsolidated soil materials are the most subject to liquefaction. Uniform grain size, such as a deposit of only sand, causes materials to be more susceptible to liquefaction than mixed materials. The deeper in the soil zone the higher the confining pressure and consequently, the lower the potential for liquefaction.

Liquefaction can occur at any level of a soil deposit but usually occurs within the upper 40 to 50 feet. The potential for liquefaction exists wherever there are saturated, loose sand deposits, especially if they are near the surface. This includes most of the river valleys and the low lying plains that have poor drainage. Since subsurface soil properties are not

precisely known, it is necessary to assume that all alluvial areas having high groundwater may be subject to liquefaction during strong earthquake shaking.

Areas with alluvial soils are subject to liquefaction hazard. In the Ojai vicinity, these areas are the Santa Ana Valley north of Casitas Lake, the Ojai Valley, and the Upper Ojai Valley.

Referring to Exhibit GEO-4 of the City of Ojai MEA, areas designated high hazard zones for liquefaction are alluvial areas which have had water table levels within 15 feet of the ground surface at some time in the last 50 years or since water well records have been kept. This exhibit is also included in Appendix B of this document. Moderate hazard zones include alluvial areas which have had water between 15 and 40 feet below ground level.

There are a few areas within the Sphere of Influence but outside the City boundaries which are subject to liquefaction hazard. These areas are located along or adjacent to San Antonio Creek and in the eastern portion of the Sphere of Influence.

The majority of the City of Ojai is subject to liquefaction hazard. Those portions of the City located far north along the City boundary or to the west of the Ojai Country Club are free from significant liquefaction potential.

Inundation From Dam Failure

Dam failures can result from a number of natural or manmade causes such as earthquakes (ground rupture or severe groundshaking), erosion of the face of foundation, landsliding which displaces a large volume of water, rapidly rising flood waters, and structural/design flaws.

There are currently no dams within, adjacent to, or upstream from the City of Ojai which are large enough to endanger lives and property in the event of a failure. The Stewart Debris Basis, northerly of Canada Street, is not technically a dam (refer to Exhibit GEO-3 of the City of Ojai MEA - This exhibit is also included in Appendix B of this document). The facility was designed by the Corps of Engineers to accommodate a 500 year flood and is considered safe. However, in the event of its failure, lives and property could be at risk. In addition, the threat of inundation from dam failure could occur with the construction of a dam upstream of the major drainage courses such as San Antonio Creek which traverse or follow close to the City's borders. Because of these threats, this topic is included in the safety element for present and future reference.

There are three general types of dams: earth and rockfill, concrete arch or hydraulic fill, and concrete gravity. Each of these types of dams has different failure characteristics. The earth-rockfill dam will fail gradually due to erosion of the breach; a flood wave will build gradually to a peak and then decline until the reservoir is empty. A concrete arch or hydraulic fill dam will fail almost instantaneously; thus a very rapid build-up to a peak wave and then a gradual

decline. A concrete gravity dam will fail somewhere in between instantaneous and gradual, with corresponding build-up of flood wave.

In addition to the above mentioned characteristics, warning ability is generally determined by the frequency of inspections for structural integrity, the flood wave arrival time (the time it takes for the flood wave to reach its maximum distance of inundation), or the ability to notify persons downstream and their ability to evacuate. The existence and frequency of updating and exercising an evacuation plan that is site-specific assists in warning and evacuation functions.

A dam failure will cause loss of life, damage to property, and other ensuing hazards, as well as the displacement of persons residing in the inundation path. Damage to electric generating facilities and transmission lines could also impact life support systems in communities outside the immediate hazard areas.

A catastrophic dam failure, depending on size of dam and population downstream, could exceed the response capability of local communities. Damage control and disaster relief support would be required from other local governmental and private organizations and from the state and federal governments.

Mass evacuation of the inundation areas would be essential to save lives, if warning time should permit. Extensive search and rescue operations may be required to assist trapped or injured persons. Emergency medical care, food, and temporary shelter would be required for injured or displaced persons. Identification and burial of many dead persons would pose difficult problems; public health would be a major concern. Many families would be separated, particularly if the failure should occur during working hours, and a person inquiry or locator system would be essential. These and other emergency operations could be seriously hampered by the loss of communications, damage to transportation routes, and the disruption of public utilities and other essential services.

Governmental assistance could be required and may continue for an extended period. These efforts would be required to remove debris and clear roadways, demolish unsafe structures, assist in reestablishing public services and utilities, and provide continuing care and welfare for the affected population including, as required, temporary housing for displaced persons.

Other Geologic Hazards

In addition to seismic hazards, the geology of the Ojai area has created geologic hazards which may cause loss of life and property due to earth movement not associated with a seismic event. The following geologic hazards are found throughout the Ojai area.

Landslides

The widespread landsliding and slope instability throughout much of southern Ventura County can be related to the intensity of past faulting and folding of geologic strata, to the clay content of certain sedimentary formations and the subsurface moisture content. The County of Ventura has not identified any areas of past landslide activity within the City of Ojai, although the potential does exist.

Land development in hillside areas can result in the formation of new landslides if grading or development design does not take into account potentially adverse landslide conditions. Many of the area's natural slopes are underlain by bedded sedimentary rocks that are inclined downhill. The slopes in these cases are marginally stable and prone to failure along the bedding planes.

Generally in Ventura County, landsliding is most commonly found along prominent fault zones (refer to Exhibit GEO-3 of the City of Ojai MEA - This exhibit is also included in Appendix B of this document), anticlinal folds (upside down "U"-shaped folds in rock strata), areas of younger geologic formations and areas of weak or clayey bedrock. Landslides and potentially unstable slopes are especially common in hillside areas underlain by sedimentary bedrock. Many landslides are also associated with steep slopes which have been undercut by erosion. Subsurface water is also a contributing factor to slope instability in the great majority of landslide occurrences. In general, most existing landslides in southern Ventura County are not of recent origins, over 100 years old and most are not actively moving. They are subject to movement if triggered by earthquakes, poorly planned grading or if ground moisture is substantially increased.

Several areas in the Ojai vicinity are subject to landsliding hazard. Most of these large areas are in the hillsides to the north and south of the City of Ojai. The Sulphur Mountain hills to the east of San Antonio Creek and south of the Upper Ojai Valley have large areas susceptible to landsliding. In the National Forest, northeast of the Ojai Valley, there is a large area of landsliding.

There are no significantly large areas of landsliding in the City's Sphere of Influence or in the City of Ojai.

Expansive Soils

Expansive soils are those which are generally clayey, expand or swell when wetted, and contract or shrink when dried. These soils are typically located in areas of moderate slope. Expansive soils are referred to as soils having high shrink-swell potential. Downslope soil creep in hillside areas is a concern with regard to expansive soils. As an expansive soil shrinks and swells it tends to move downslope due to gravity.

Expansive soils tend to be very localized and site specific and a soils test is usually necessary to determine a particular site's susceptibility to expansive soils. Engineering practices can sometimes be applied to alleviate the problems associated with building on expansive soils. Examples of these practices are appropriate foundation design, less steep slopes, removal and replacement of expansive soils, special landscaping, and irrigation techniques to bind and avoid wetting the soil.

Moderately expansive soils are prevalent throughout south Ventura County. Areas of low potential for expansive soils are common along rivers and some canyons. Small areas of highly expansive soils are scattered throughout the western portion of the south County. Larger areas are common in the southeastern portion of south County.

The great majority of the land within the City of Ojai is covered with moderately expansive soils with the exception of the central portion of the City which has low expansive potential. These soils can be built upon easily with conservative engineering practices. The northeastern corner of the City is covered with highly expansive soils which must be taken into consideration prior to land development. Please refer to Exhibit GEO-9 of the City of Ojai MEA for an illustration of the City's expansive soils. This exhibit is also included in Appendix B of this document.

The majority of the City of Ojai's adopted Sphere of Influence is underlain by moderately expansive soils. The southeastern portion of the Sphere has highly expansive soils near

Highway 150. Highly expansive soils are also prevalent in the portion of McDonald Canyon and the area east of Meiners Oaks located within the Sphere of Influence boundaries.

Erosion

The majority of soils in the Ojai area have potential for very severe water erosion if the soils are cultivated or heavily grazed. The exceptions to this are areas along riverbeds. These areas experience no potential to moderate potential for erosion hazard.

Outside the City limits, the trend of severe erosion hazard near the City increasing to very severe hazard to the northwest and reducing to moderate hazard to the southeast continues in the City vicinity. A small area east of Meiners Oaks, however, has potential for moderate erosion hazard.

Potential for severe erosion hazard characterizes the majority of the soils within the City limits. To the northwest, the potential increases to very severe. To the southwest, the potential for erosion hazard is reduced to moderate. Please refer to Exhibit GEO-10 of the City of Ojai MEA for an illustration of the erosion hazards which exist within the City and its sphere of influence. This exhibit is also included in Appendix B of this document.

FLOOD HAZARDS

The potential of flooding is a major safety concern in Ojai. Parts of the City and surrounding areas are subject to flood hazards. Structures in the Ojai area are highly susceptible to damage from water runoff. Controlling and directing the flow of water will need to be addressed. This will be accomplished by specifically identifying areas susceptible to flooding and making appropriate plans of action.

Climate

The climate of the Ojai area directly affects the duration and intensity of rainfall. It is characterized by hot summers and mild winters. The mean annual precipitation for the area ranges from 19 inches near the confluence of San Antonio Creek and the Ventura River, to 30 inches in the mountains.

Major floods in the area are produced by unstable frontal storms that form in the Pacific Ocean and approach the coast from the west. These frontal systems form by cold air masses from the polar regions mixing with very moist warm air from the tropics. They have a potential for producing heavy and prolonged rainfall. The rain generally occurs during the winter months from November to April. Storms last from three to four days. Local storms can cause high intensity precipitation for a duration of about six hours or less. General summer storms can also occur in southern California during the later summer or early fall months. These summer storms have not resulted in any major floods in the San Antonio Creek Basin during the periods for which discharge records are available.

Drainage

Drainage for the City of Ojai and Sphere of Influence is south and southwest. The streams and drains are typical of the majority of streams in southern California; streamflow is negligible except during and immediately after rains. Climatic and basin characteristics are not conducive to continuous runoff. Runoff increases rapidly in response to high-intensity precipitation and is magnified to some degree by the impermeable surfaces created by urbanization. Streamflow is seasonal and diminishes rapidly at the end of the winter precipitation season. Based on records on the last 100-year period of flood history, some flood damage will occur in the vicinity of Ojai on an average of once in every four years. The Ojai area historically has been subjected to major storms on an average of once every 11 years.

Channel Analysis

There are many creeks and drains in the Ojai area which could have an effect on the City when floods occur. The following tables and descriptions briefly detail those watercourses which pose possible flood hazards for the City of Ojai.

- **San Antonio Creek** - This is a major tributary to the Ventura River. It originates in Senior Canyon north of the Ojai Valley and flows southwestward to its confluence with the Ventura River north of Casitas Springs.
- **Thacher Creek** - This creek originates northeast of Ojai and flows in a southwesterly direction to its confluence with San Antonio Creek in the City of Ojai.
- **Stewart Canyon Channel** - Stewart Canyon traverses the City of Ojai and its Sphere of Influence from north to south. It goes through the center of the City. Along Stewart Canyon Channel urban development has occurred. This drain runs from the mountains north of the City south to its confluence with San Antonio Creek along the southern corporate boundary. A debris basin was built by the U.S. Army Corps of Engineers at the mouth of Stewart Canyon Storm Channel. It contains and regulates the outflow for both the Intermediate Regional (100-year) and Standard Project Floods (500-year). Below the basin a concrete channel and covered box conduit has been constructed to accommodate the Intermediate and Standard Project Flood. This improvement extends from the spillway of the debris basin to approximately 200 feet downstream of the Southern Pacific Railroad crossing. In this manner all flood hazards along Stewart Canyon Channel have been minimized above the downstream end of the channel improvement.
- **Fox Canyon Barranca** - This traverses the City and Sphere from north to south in the eastern third of the City. Along Fox Canyon Barranca urban development has occurred. This drain runs from the mountains north of the City to its confluence with Stewart Canyon Drain and then into San Antonio Creek, along the southerly corporate boundary.

The principal danger of flooding along the Fox Canyon Barranca is the inadequate inlet under Daly Road. Following the 1985 Wheeler Fire, a debris barrier was constructed on Fox Canyon upstream of Daly Road. However, this inlet could still become clogged from debris generated upstream of Daly Road. An upstream extension to the conduit under Daly Road is proposed which would eliminate the inadequate inlet at Daly Road and place Fox Canyon underground to the mouth of the canyon some 800 feet upstream.

The area tributary to Fox Canyon includes a large area east of the channel that is not collected due to a lack of lateral drainage facilities. The City Master Plan of Drainage (dated June 1979) proposes a storm drain parallel to Fox Canyon Channel. This drain would intercept much of the tributary east of Fox

Canyon. It is designated as Drain 26 and is considered to be a Ventura County Flood Control "Redline" or jurisdictional channel.

- **McNell Creek** - McNell Creek is an unimproved channel throughout its length and runs mostly through agricultural land. The channel is inadequate to contain an Intermediate Regional (100-year) Flood throughout its length.
- **Happy Valley Drain** - This drain travels northeast to southwest and is situated just outside the western boundary of the City limits. The flood plain for Happy Valley Drain south of El Roblar is partially developed.
- **Dron Creek** - This creek travels north to south, originating from the mountains and emptying into San Antonio Creek. Dron Creek has the potential to overflow its banks before it reaches San Antonio Creek.

Flooding Hazards

Almost all of the above described waterways pose a flooding threat to the City of Ojai. Flooding can be aggravated by several factors such as inadequate channel cross-sections, culverts at roadways, poor flow line alignment, and excessive debris.

The major watercourse influencing the City is San Antonio Creek. Damaging floods along this creek and its tributaries in the vicinity of Ojai are reported to have occurred in 1862, 1867, 1884, 1911, 1914, 1938, and 1943. Major floods along the creek are described as having a peak discharge greater than 3500 cubic feet per second. Major floods have been recorded along San Antonio Creek occurred in 1952, 1958, 1965, 1966 1969, and 1978. The flood of January 25, 1969 had the largest recorded peak discharge at 16,200 cf./sec. The largest peak discharge for San Antonio Creek during the 1978 winter storms was 14,000 cf./sec. which was recorded on February 10th. This was facilitated by the 16.23 inches of rainfall during the months of December and January in the City of Ojai. The January 16th storm produced a 6,900 cf./sec. peak discharge on San Antonio Creek with the March 4th storm producing a 10,100 cf./sec. discharge.

Most flooding problems along the San Antonio Creek are associated with excessive debris accumulation and in some instances, alignment of the natural stream; losses of recreational facilities such as picnic tables are common on an annual basis (Flood Insurance Study, HUD, 1978). The Ojai Valley is periodically threatened by flows containing large quantities of debris from steep canyons of the upper watershed. The existing channels can become clogged with debris and no longer carry the volume of flood flows. These flows then spread over the valley causing loss in property and posing potential hazard to life.

Traditional improvement plans to alleviate debris flows are debris dams and basins at canyon mouths and the lining of channels. These improvements would then carry the cleared water from the basin outlets past points which are susceptible to flood damages. Systematic and periodic flood channel preventive maintenance including removing debris accumulating in flood channels and contributory streams would lessen or remove flood threats from debris clogged channels.

The floods during the January 1969 storms resulted in excessive channel sedimentation and production of large quantities of floating debris. In many areas, severe sedimentation resulted in the blockage of road crossings. This occurred along Grand Avenue and Ojai Avenue in the Ojai Valley and Highway 33 north of Ojai.

Debris basins are invaluable during storm periods because they provide an area to capture and accumulate debris before it can enter the downstream channels and cause damage. The Stewart Canyon Debris Basin is credited with saving the City of Ojai from major property damages and loss of lives. It is estimated that over 200,000 cubic yards of material were deposited in the basin by the January and February 1969 storms.

The floods during the January/February/March 1978 storm season produced minor flooding problems in numerous storm drains throughout the City of Ojai. Most of these facilities are designed for a 10-year storm and overflow during greater storms. However, the result is primarily nuisance flooding since the design flows are relatively minor. This type of flooding does not pose a serious threat to life and property.

A burned watershed, results of the July 1985 Wheeler fire, posed a serious potential threat of flooding to the Ojai Valley in the 1985-1986 flood season. Fortunately emergency measures including debris dams, temporary channels, watershed reseeding and extensive sand-bagging combined with a wet, but well distributed, rainfall resulted in little serious flooding to the valley.

Flood Plain Management

In October 1978 the City of Ojai adopted a Flood Protection Ordinance incorporating flood plain management programs recommended by a Flood Insurance Study. The intent of the ordinance is to regulate development in flood plains and flood prone areas, the stream channels, canyon channels, and barranca channels identified in the Flood Insurance Study and in this document. Specific areas depicted on a parcel by parcel basis within the City limits and its Sphere of Influence subject to 100-year and 500-year flood plains are illustrated in the Safety Element's Flood Hazard Map (Exhibit S-1), located in Appendix A of this document. Exhibit GEO-3 in the City of Ojai MEA also shows general areas within the City limits and Sphere of Influence subject to 100-year and 500-year flood plains. This exhibit is also

included in Appendix B of this document. It is important to note that the 500-year flood plain includes areas subject to 100-year flooding with average depths of less than one foot.

The Master Plan of Drainage Study, prepared for the City of Ojai in June 1979, identifies sources of funding which may be used by a development applicant in completing a specific project.

Drainage areas in the Ojai Valley located outside of the City limits are subject to the Ventura County Flood Control District regulations and policies guiding flood control activities. Please refer to Table HYD-C of the City of Ojai MEA for a description of these areas.

FIRE HAZARDS

Because of the mix of urban and wildland areas in the Ojai area, fire protection is a difficult problem and fire protection systems are complex. Much of the area surrounding the City of Ojai is covered with woodland, brush, or grassland. Large tracts of sparsely populated land must be protected from wildland fires in hot, dry summers at the same time that adequate protection must be provided to population centers. Fire protection in urban areas must also be designed and equipped to cope with industrial fires with their associated hazardous materials concerns, multi-level structures of varying occupancies, densely built and highly populated residential apartments and similar structures, and transportation accidents involving hazardous materials.

Fire Hazard Severity

In recent years, extensive study has been undertaken at the State level to classify the fire hazard severity of different regions of the State. One of the key components in measuring severity is the type and quantity of flammable vegetation within a given unit of land area. This factor, also known as "fuel loading characteristics," can then be combined with weather and slope to obtain a measure of relative hazard. Please refer to Exhibit GEO-3 of the City of Ojai MEA for an illustration of designated fire hazard areas. This exhibit is also included in Appendix B of this document.

Fuel Loading

Three basic fuel loading characteristics have been identified by the State. "Heavy" fuel loading vegetation is assigned to woodland and brushwood areas. This characteristic is generally assigned to vegetation that is six feet or more in height and which has a crown density of 20 percent or more of the ground area. The heavy fuel loading vegetation types include oak woodlands and chaparral which are found in abundance in the rural areas surrounding the City.

"Medium" fuel loading vegetation generally includes scrub vegetation that is less than six feet in height but with similar crown density characteristics. This category includes California sagebrush, coyote brush, manzanita, and other chaparral species common to the area.

"Light" fuel loading vegetative types are various types of grasslands, herbaceous rangelands and irrigated pasture lands. These areas are almost completely treeless and highly flammable during dry seasons. The significance of this fuel is that it carries the fire into the medium and heavy fuel beds.

Weather Conditions

The second major natural characteristics to consider in fire hazard measurement are local weather conditions. In Southern California, very little rain normally falls between mid-April and the beginning of November. By September, many portions of the State are tinder dry from months of aridity. It is not unusual for strong, drying winds to blow in from the north and east.

The State has established three "critical fire weather frequency" classes to measure the weather-related fire hazard severity. These classes basically measure the annual number of days in which a critical "fire load index" is exceeded over a 10-year period, with Class I the lowest and Class III the highest level of danger.

Slope

The third major characteristic of fire hazard measurement is the degree of slope present in a localized area. The rugged terrain and steep slopes that characterize much of the area surrounding the City can create extreme access problems for fighting fires once they have started. Generally, vegetation is more abundant in steep canyon areas due to less severe sun and wind exposure and greater capture of rain runoff. Fires that start in the bottom of canyons will burn 16 times faster upslope than if they begin at the top of ridges and burn downslope.

The State has divided slope categories into three different classes of fire severity. Class I includes slopes from 0 to 40 percent. This category assumes that direct attack on the fire is possible with all-wheel drive fire trucks, bulldozers, and crews and aircraft. Class II includes slopes between 41 and 60 percent. This class assumes direct attack is not possible with fire trucks, but still possible in most cases with bulldozers, hand crews, and aircraft. Class III includes slopes greater than 61 percent. This class includes areas mostly beyond the capability of bulldozers which can only be directly attacked by hand crews and aircraft.

Level of Service

The Ventura County Fire Protection District provides the City of Ojai with structural fire protection and general rescue services.

The City is mainly served by District Fire Station #21. The station is located in the southeastern section of Ojai and has an estimated average response time of 4.9 minutes to calls in the City. Additional support can be provided by three District stations outside of the City limits. These include the Meiner Oaks, Oak View, and Upper Ojai stations.

Station 21 is manned by 3 firefighters, which is the standard engine company staffing throughout the District. The station currently is equipped with a 50 foot telesquirt, water tender, reserve engine, and brush engine.

The Fire District currently requires sprinklers in all buildings 5,000 square feet or greater. Any residential development outside of areas served by the water service district is required to maintain a minimum water supply to be used for fire suppression. All new development is required to provide steamer hydrants every 500 feet in residential and 300 feet in commercial or industrial districts.

The Fire Prevention Division is responsible for the review of all proposed development, street names, and inspection of licensed care facilities, fire protection systems and businesses handling hazardous materials.

Weed Abatement

The Fire District's weed abatement program currently requires all flammable material, including weeds and trash, to be cleared from all lots.

It is general policy of the District to clean the entire lot, but if in the opinion of the Fire Chief or his agent this needs to be modified, then in no case would the District clean less than 100 feet from all structures.

HAZARDOUS MATERIALS AND WASTE

Hazardous Material means a substance or combination of substances which, because of quantity of concentration, or physical, chemical, or infectious characteristics, may either a) cause or significantly contribute to an increase in mortality or an increase in serious illness; or b) pose a substantial present or potential hazard to human beings or the environment. Hazardous materials include substances that people rely on continuously, such as petroleum projects, oil-based paints, pesticides and the like.

Hazardous Waste means any waste substance that may cause or significantly contribute to serious illness or death, or may pose a substantial threat to human health or the environment when improperly managed; these substances are generally toxic, corrosive, flammable or reactive.

The basic difference between wastes and materials is the intended use. "Hazardous Wastes" are materials that are no longer useful and must be properly and safely disposed of, treated or recycled. In some cases, waste at one facility can be used as a raw material at another facility. In those cases, the material would be regulated under the hazardous material regulations, and not the hazardous waste regulations.

Several catastrophic incidents over the past 20 years involving human illnesses, loss of life and environmental destruction caused by hazardous materials and wastes, as well as gradual long term groundwater pollution from leaking dumps and tanks, have led to the enactment of hundreds of Federal and State laws which place limits and prohibitions on the way hazardous wastes are managed from the point of generation to the point of disposal. Increased regulatory requirements and the increased costs associated with the proper disposal of all classifications of waste has led to illegal disposal operations countywide. The Ventura County Planning Division has inventoried all past and current waste disposal sites which may pose health or land use problems by adversely affecting land, water or air resources.

The County's Hazardous Waste/Materials Management Plan has been adopted by the City of Ojai and is incorporated by reference into this Safety Element. The plan includes a coherent set of goals and strategies for the management of hazardous materials and wastes within the County.

DISASTERS

In the event of a major seismic or wildfire event, the City of Ojai will require a disaster plan which outlines the various operations and procedures to be taken by local agencies. This plan shall discuss, at a minimum, evacuation routes, peakload water supply requirements, minimum road widths, and clearance around structures, in order to reduce casualties and damages during and following the disaster. Title 3, Chapter 1, "Emergency Organization" of the Ojai Municipal Code currently establishes an administrative plan for disaster directives. This ordinance establishes a Disaster Council chaired by the Mayor and designates the City Manager as the Director of Emergency Services. In addition to the City's disaster plan, the County's Multi-Hazard Emergency Response Plan outlines the various operations and procedures to be taken by agencies throughout the County of Ventura.

The City is currently in the process of updating the City's existing Disaster Plan. The revisions to the Plan include: a re-evaluation of the City's disaster preparedness, special first aid and CPR training for City employees, and development of a data base listing persons

within the City who have special talent which may be useful in the event of an emergency. The City has recently completed a mailing to inform residents about earthquake hazards and how to prepare for them. Also, an unreinforced masonry ordinance has been adopted by the City which will provide seismic strengthening for unreinforced masonry bearing wall buildings. This ordinance will assist in reducing the risk of structural damage to these buildings in the event of an earthquake.

Seismic Events

The City of Ojai lies approximately 35 miles southwest of the San Andreas fault. A catastrophic earthquake having a magnitude of 8.3 on this portion of the San Andreas fault is likely before the end of the twentieth century and is estimated to have a current annual probability of occurrence between two and five per cent. It is based on a repeat occurrence of the great Ft. Tejon earthquake of January 9, 1857, and other geophysical observations. As geologists know, at least eight major earthquakes have occurred in this area, with an average spacing in time of 140 years, plus or minus 30 years.

First instance property losses for the magnitude 8.3 event on the south-central San Andreas fault are estimated to be close to \$20 billion.

Depending upon the time of day or night, this magnitude 8.3 event will kill between 3,000 and 14,000 people and cause between 12,000 and 55,000 people to require hospitalization.

The City must anticipate the occurrence of great earthquakes which will overwhelm present capabilities to respond adequately and in an organized manner.

Evacuation Routes

A major seismic event could conceivably cut off evacuation routes into and out of the City of Ojai. Highway 33 north of the City could be temporarily closed through portions of the Los Padres National Forest due to landslides. The section of highway through the Forest includes six (6) wooden bridges and three (3) tunnels which could sustain damage during a seismic event. Caltrans currently has plans to replace all six (6) of the wooden bridges with concrete structures by early 1994, at the earliest date. These bridges, located between Matajilla and Bear Creeks, will cost approximately \$2.4 million to replace, with construction estimated to begin in early 1993.

Highway 150 east and west of the City could also experience closures due to landslides. Highway 33 south of the City could experience disrupted pavement and damage to bridges. In addition to the major highways, surface streets could experience delays and detours due to disrupted pavement, downed power lines, and structural debris. These disruptions could

last up to 72 hours in some cases. It is also possible that a major seismic event or other emergency in the Ventura area could disrupt traffic along the Pacific Coast Highway (PCH)/Highway 101 north of the City of Ventura. In the event of the closure of PCH/Highway 101, Highways 33 and 150 may be designated as an alternative route between Ventura and Santa Barbara via the City of Ojai.

The disaster map of the City's General Plan (Exhibit S-2 located in Appendix A of this document) identifies the major routes leading out of town and the distances to the nearest hospitals outside of the City limits. The map also identifies locations of nuclear fallout shelters designated by the State Office of Emergency Services. In the event of a non-nuclear emergency, emergency shelters will be set up by the Red Cross at schools, parks, and other public facilities. These sites will be determined by the Red Cross at the time of the emergency based upon the type and location of the emergency.

Water Supply

The City of Ojai obtains 83% of its water from ground water supplies. The remaining 17% is obtained from Lake Casitas via the lake's main conveyance system. In the event of a major seismic disaster, both of these sources of water may be limited.

Groundwater wells throughout the City may be damaged by faulting and earth movements which could displace sources of groundwater. Wells with water sources which remain intact may be rendered inoperable if water pumps are damaged or power supplies are cut off. In addition, wells which remain operable may experience damage to their distribution systems, severely limiting water availability.

Water supplied by Lake Casitas may be limited in the event of a dam failure or damage to the lake's main conveyance system.

The City's disaster plan should include policies to deal with water distribution needs immediately following a seismic event.

Minimum Road Widths

In the event of a major seismic disaster, emergency response vehicles will require access to various structures throughout the City. The City's disaster plan should include minimum street widths to accommodate emergency response vehicles.

Wildland Fires

The area surrounding the City of Ojai is particularly vulnerable to wildland fire hazards which could pose a communitywide threat during a major conflagration. The City's low-density residential areas closest to areas of high fire danger pose the greatest threat.

Evacuation Routes

A major wildland fire has the ability to shut down any one of the major highways leading out of the City. It is not likely, however, that all major routes out of the City would be shut down simultaneously. Formal fire evacuation routes have not been predetermined, due to the unpredictability of a fire. Law enforcement agencies will therefore need to react according to the needs of each situation.

Water Supply

A major wildland fire may result in decreased water pressure throughout the City as a result of increased water use by firefighters and residents alike. This could result in disastrous situations if water pressure drops below effective levels in crucial areas. The City's disaster plan should outline backup water supplies and ways to reduce pressure decreases before they drop below crucial levels.

Minimum Road Widths

In the event of a major wildfire disaster, emergency response vehicles will require access to various structures throughout the City. The City's Disaster Plan should include minimum street widths to accommodate emergency response vehicles, as recommended by the Fire Prevention Division of the Fire District.

Clearances Around Structures

The City of Ojai currently follows the Fire District's brush clearance requirement of 100 feet minimum around structures in high-bush areas. This has been proven to significantly reduce hazards to life and property during wildfires by providing an effective fire break.

OJAI SAFETY ELEMENT

Goals, Policies, and Implementing Programs

INTRODUCTION

This section of the Safety Element sets forth Goals, Policies, and Implementing Programs. These were formulated from analysis of the Element's Issues and Needs section. Policies and Implementing Programs were created to implement each Goal. The Goals, Policies, and Programs are presented in a format to enable the reader to clearly understand how each Goal is to be realized.

Where necessary and appropriate, all or a portion of a category's Goals, Policies and Programs are cross referenced to another City or County document. In such cases the referenced document's Goals, Policies, and Programs are incorporated in the Safety Element by reference.

The first category ("GENERAL") provides overall Goals, City Policies and Implementing Programs. The GENERAL section is then followed by specific safety and seismic safety issue sections. The general goals detailed below apply to all issue sections.

GENERAL

Goals

- S-G-1 A City that is prepared for hazards and disasters so as to protect the public health, safety, and welfare, and to minimize damage to property.
- S-G-2 A City whose development is planned in consideration of major hazards and other physical constraints so as to minimize loss of life, injury, and damage to property resulting from hazards and disasters.
- S-G-3 A City whose citizens are informed as to the appropriate actions to take in the event of hazards and disasters.
- S-G-4 A City that continues to improve upon inter-agency communication and cooperation regarding safety issues and emergency response preparedness.

Policies

- S-P-1 Applicants for land use and development permits shall provide all necessary information relative to hazardous conditions which may affect their proposals. Applicants shall also specify how they intend to alleviate identified hazards.
- S-P-2 All geologic and soil reports submitted with development permit applications, including recommendations for measures to eliminate or mitigate any possible hazard, shall be reviewed by qualified personnel registered and certified by the State, such as engineers or engineering geologists.
- S-P-3 Essential facilities shall be designed and constructed to resist, insofar as is practical, the forces generated by earthquakes, gravity, fire and winds.
- S-P-4 The City Department of Planning and Building shall continue to enforce requirements of the Uniform Building Code pertaining to earthquake-resistant design and construction.

Implementing Programs

- S-IP-1 The City Department of Planning and Building, with the technical support of the Public Works Department and other applicable agencies, shall review the Safety Element periodically to identify what information needs to be updated, and where appropriate, shall submit a budget request as part of the next year's City budget.
- S-IP-2 The City Department of Planning and Building shall prepare a program for Council consideration to reduce structural deficiencies through the removal, reinforcement, or modification of the structures whose failure could cause significant numbers of injuries, substantial loss of life, or unacceptable level of economic loss.
- S-IP-3 The City Planning Department shall maintain the latest copy of the Ventura County Office of Emergency Services update of the Ventura County Multi-Hazard Functional Emergency Response Plan including mitigation measures and preparedness, response, and recovery strategies for the following nine contingency plans:
- Floods
 - Earthquakes
 - Landslides
 - Hazardous Materials

- Dam Failure
- Nuclear Defense/Radiological Emergency
- Wildland Fire
- Transportation Accidents (involving airplanes, boats, major highway accidents, and railroads)
- Off-shore Oil Spills

S-IP-4 The City Planning Department shall explore the feasibility of requiring the recordation of a Notice of Hazards and Hold Harmless Agreements with the County Recorder for all subdivisions of land and discretionary permits in areas of known potential hazards.

S-IP-4 The Department of Planning and Building shall comply with applicable provisions of Chapter 12.2 (commencing with Section 8875), Division 1, of Title 2 of the Government Code, pertaining to identification of potentially hazardous buildings in the City of Ojai, and establishment of a mitigation program for such potentially hazardous buildings.

SURFACE RUPTURE

Related goals, policies, and implementing programs are included on pages OS-14 and -15 of the Open Space Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

S-P-5 No development shall be located within a fault hazard area unless detailed seismic-geologic investigation confirms that such development on the proposed specific site would not be hazardous. Such investigations shall include a site-specific characterization of anticipated ground motion, which would include estimates of peak horizontal ground acceleration and duration of shaking.

S-P-6 No habitable buildings or other structures shall be located over, or within 50 feet of, any active or potentially active fault as depicted in Exhibit GEO-3 of the City of Ojai MEA.

- S-P-7 Land in fault hazard areas should, where feasible, be designated Open Space or Agriculture on the General Land Use Maps.
- S-P-8 Roads, streets, highways and utility conduits shall be planned to avoid crossing active or potentially active faults where feasible. When such location is unavoidable, the design shall include measures to reduce the effects of any fault movement as much as possible.
- S-P-9 No new essential facilities including hospitals, fire and sheriff's stations and communication centers, and no new uses which have a high occupancy potential such as schools, theaters, churches and shopping centers, shall be located within fault hazard areas.

Implementing Programs

- S-IP-6 All development projects involving construction within an Alquist-Priolo Special Studies Zone (as depicted on Exhibit GEO-3 of the City of Ojai MEA and included in Appendix B of this document) shall be reviewed by the City Public Works Department in accordance with the requirements of the Alquist-Priolo Special Studies Zones Act and the policies and criteria established by the State Mining and Geology Board pursuant to said Act.
- S-IP-7 The City Planning Department shall maintain the latest version of the Ventura County Sheriff's Office of Emergency Services Multi-Hazard Emergency Response Plan, Earthquake Contingency section.
- S-IP-8 The Department of Planning and Building shall be responsible for implementing the requirements of the Essential Services Buildings Seismic Safety Act of 1986.

GROUND SHAKING

Related goals, policies and implementing programs are included on pages OS-14 and OS-15 of the Open Space Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policy

- S-P-10 All structures designed for human occupancy shall incorporate engineering measures to mitigate against risk of injury in areas identified by the Public Works Department as subject to ground shaking.

Implementing Programs

- S-IP-9 The City Public Works Department shall have a study prepared examining existing City-owned public utility systems for susceptibility to damage from ground shaking, and shall analyze the extent of acceptable risk of the effects of such ground shaking.
- S-IP-10 The City Department of Planning and Building and the City Manager's Office shall continue enforcement of the City of Ojai Unreinforced Masonry Ordinance. An unreinforced masonry mitigation program is currently underway.
- S-IP-11 The City should conduct a public education program to inform Ojai citizens of earthquake hazards and encourage them to prepare for them.

SUBSIDENCE

Related goals, policies, and implementing programs are included on pages OS-14 and OS-15 of the Open Space Element of the City's General Plan

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

- S-P-11 Potential subsidence effects shall be evaluated prior to approval of new oil or gas well drilling permits.
- S-P-12 Structural design of buildings and other structures shall recognize the potential for differential settlement and subsidence.
- S-P-13 No structure which is needed for public safety or emergency services shall be located where an interruption in service could result from structural failure due to subsidence. If such location in an area subject to potential subsidence is unavoidable, the structure shall be designed to mitigate the hazard.

Implementing Programs

- S-IP-12 The City Public Works Department shall maintain current versions of the County Surveyor's periodic examinations of monument elevations throughout the County. The Department shall coordinate with the Surveyor to modify the subsidence portion of the Safety Element as necessary.
- S-IP-13 The City should conduct a public education program to inform the public of subsidence hazards and educate them to identify areas of possible subsidence.

GROUND FAILURE

Related goals, policies, and implementing programs are included on pages OS-14 and OS-15 of the Open Space Element of the City's General Plan

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

- S-P-14 Continue to require that adequate soils, geologic, and structural evaluation reports are prepared when deemed appropriate by the Building Official. All reports submitted to the City for review shall be prepared by registered soils engineers, engineering geologists, and/or structural engineers.
- S-P-15 Geologic reports, building plans, and environmental impact reports prepared for major construction projects (i.e., all critical facilities or uses with large human occupancies in recognized or suspected hazard areas) should be reviewed by registered engineering geologists and structural engineers.
- S-P-16 Continue ensuring that other appropriate State regulations regarding the identification and mitigation of seismic hazards are implemented.
- S-P-17 Promote and encourage additional seismic investigations within the City by Federal, State, and local agencies and organizations.

Implementing Programs

- S-IP-14 The City shall require, prior to approval of a project located in a seismic hazard zone, (as depicted on Exhibit GEO-3 of the City of Ojai MEA and included in Appendix B of this document), a geotechnical report defining and delineating any seismic hazard. Such investigations shall include a site-specific characterization of anticipated ground motion, which would include estimates of peak horizontal ground acceleration and duration of shaking. If the City finds that no undue hazard of this kind exists, based on information resulting from studies conducted on sites in the immediate vicinity of the project and of similar solid composition to the project site, the geotechnical report may be waived. After the report has been approved or a waiver granted, subsequent geotechnical reports shall not be required, provided that new geological datum, or data, warranting further investigation is not recorded. The City shall submit one copy of each approved geotechnical report, including the mitigation measures, if any, that are to be taken, to the State Geologist within 30 days of its approval of the report.
- S-IP-15 The City's Grading Ordinance shall be modified to include specific regulations for identified areas with seismic hazards.

LIQUEFACTION

Related goals, policies, and implementing programs are included on pages OS-14 and OS-15 of the Open Space Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policy

- S-P-18 Require that measures identified in any soils, geologic, and/or any structural reports to adequately mitigate liquefaction and be imposed as conditions of project approval, to the extent feasible.

Implementing Program

- S-IP-16 Prior to the issuance of building or grading permits critical facilities or essential facilities located within areas prone to liquefaction (as depicted on Exhibit GEO-4 of the City of Ojai MEA and included in Appendix B of this document), a soils engineering and geologic-seismic analysis shall be prepared in order to assess the

liquefaction potential and mitigation. Such investigations shall include a site-specific characterization of anticipated ground motion, which would include estimates of peak horizontal ground acceleration and duration of shaking.

DAM FAILURE

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

- S-P-19 Current Dam Inundation maps shall be obtained from the County Sheriff's Department - Office of Emergency Services.
- S-P-20 Dams shall be designed and located to ensure their safety from all maximum credible seismic events.
- S-P-21 The City of Ojai shall provide development standards and restrictions to minimize potential risk within areas that would be subject to inundation as a result of dam failure.

Implementing Programs

- S-IP-17 The City Planning Department shall maintain current copies of the Ventura County Office of Emergency Services Dam Failure Response Plan Contingency section of the Multi-Hazard Emergency Response Plan.
- S-IP-18 The City Public Works Department shall develop and maintain a dam inundation warning plan for the Stewart Debris Basin area to alert affected governmental agencies, residents, and businesses located in the potential hazard areas. This dam inundation plan should be coordinated with local television and radio media. This plan shall be revised if future dams are proposed in the areas upstream of the City of Ojai.
- S-IP-19 The City should conduct a public education program to inform Ojai citizens of the City's dam inundation warning plan.

LANDSLIDES

Related goals, policies, and implementing programs are included on pages OS-14 and OS-15 of the Open Space Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

- S-P-22 The City Public Works Department will continue to enforce Chapter 70 (Excavation and Grading) of the Uniform Building Code to ensure that areas of landslide or hillside areas are adequately investigated and that any development incorporates appropriate design provisions to prevent landsliding.
- S-P-23 Development in existing landslide/mudslide hazard areas shall not be permitted unless adequate geologic and soils engineering investigations are performed, and appropriate and sufficient safeguards are incorporated into the project design.
- S-P-24 In landslide/mudslide hazard areas, there shall be no avoidable alteration of the land which is likely to increase the hazard, including concentration of water through drainage, irrigation or septic systems, removal of vegetative cover, and no steepening of slopes or undercutting of the bases of slopes.
- S-P-25 Drainage plans which direct runoff and drainage away from unstable slopes shall be required for construction in hillside areas.

Implementing Programs

- S-IP-20 Geologic reports, building plans, and environmental impact reports prepared for major construction projects (i.e., all critical facilities or uses with large human occupancies in recognized or suspected hazard areas) shall be reviewed by registered engineering geologists and structural engineers.
- S-IP-21 The City Public Works Department shall continue to enforce the City's Hillside Erosion Control Ordinance (Section 9-11.101 through 9-11.406 of the Ojai Municipal Code).

- S-IP-22 Whenever there is a substantial landslide or significant damage to a foundation or structure occurs as a result of a landslide, the City shall require a detailed study of the geologic materials, foundations, or structures involved to be prepared.
- S-IP-23 The City should conduct a public education program to inform Ojai citizens of the landslide hazards which exist in the area.

EXPANSIVE SOILS

Related goals, policies, and implementing programs are included on pages OS-14 and OS-15 of the Open Space Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policy

- S-P-26 No habitable structures or individual sewage disposal systems shall be placed on or in expansive soils (as depicted on Exhibit GEO-9 of the City of Ojai MEA and included in Appendix B of this document) unless suitable mitigation measures are incorporated to prevent the adverse effect of these conditions.

Implementing Program

- S-IP-24 In all areas of highly expansive soils (as depicted on Exhibit GEO-9 of the City of Ojai MEA and included in Appendix B of this document) a soil test shall be required for each specific building site, and construction must conform to established standards of the City of Ojai Building Code.

EROSION

Related goals, policies, and implementing programs are included on pages OS-14 and OS-15 of the Open Space Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

- S-P-27 Develop a program for onsite inspection of grading work for developments in severe to very severe erosion areas (as depicted in Exhibit GEO-10 of the City of Ojai MEA and included in Appendix B of this document) to insure that bedding planes are not undercut and that proper fill material is carefully placed and compacted.
- S-P-28 Encourage planting of vegetation on unstable slopes to protect structures at lower elevations. Utilize native plants for landscaping in the hills to eliminate the need for supplemental watering which can promote earth movement/erosion.
- S-P-29 Keep land uses which are subject to serious property damage from erosion out of erosion hazard areas identified as severe to very severe (as depicted in Exhibit GEO-10 of the City of Ojai MEA and included in Appendix B of this document). Control the siting and design of uses in these erosion hazard areas to minimize the danger of property damage from erosion, such as requiring deep pilings for houses.

Implementing Program

- S-IP-25 For projects proposed in severe to very severe erosion areas (as depicted in Exhibit GEO-10 of the City of Ojai MEA and included in Appendix B of this document), the City shall require a geologic report that includes analysis of soils foundation, grading, erosion, and sediment control.

FLOOD HAZARDS

Related goals, policies, and implementing programs are included on page CONS-10 of the Conservation Element and pages OS-14 and OS-15 of the Open Space Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

- S-P-30 Support measures for disclosure of the presence of flooding hazards during transactions of property located within areas of special flood hazard (as depicted in Exhibit S-1 in Appendix A).

- S-P-31 Support measures for the abatement of flooding hazards, including but not limited to: (1) removal or relocation of development from flood hazard areas; (2) construction of impoundments or channel diversions provided that adequate mitigation of environmental impacts can be demonstrated; and (3) debris clearance and silt removal programs conducted by Ventura County Flood Control District in a manner so as not to disrupt existing riparian communities to the extent feasible.
- S-P-32 Consider higher density land uses to be appropriate within flood hazard areas in developed urban areas when adequate mitigation of the flood hazard can be demonstrated.
- S-P-33 Discourage the location of new critical facilities in flood hazard areas.
- S-P-34 Wherever possible, retain natural floodplains and guide development to areas outside of areas of special flood hazard.
- S-P-35 Promote subdivision design to avoid areas of special flood hazard when possible, and identify these areas on the approved subdivision map.
- S-P-36 Land use in the floodway should be limited to open space, agriculture, or passive to low intensity recreational uses, subject to the approval of the County Flood Control District.
- S-P-37 Development shall be protected from a 100-year flood if built within identified flood plain areas.

Implementing Programs

- S-IP-26 The design of any structures which must be constructed in flood plain areas as depicted on the Flood Hazard Map (see Exhibit S-1 in Appendix A) shall be governed by the County Flood Plain Management Ordinance and shall incorporate measures to reduce flood damage to the structure and to eliminate any increased potential flood hazard in the general area due to such construction.
- S-IP-27 The City Planning Department shall maintain current copies of the County Office of Emergency Services Multi-Hazard Emergency Response Plan's Flood Contingency section.
- S-IP-28 Federal Flood Insurance Rate Map and Floodway Map information shall be maintained by the Public Works Department.

- S-IP-29 The flood plain limits shall be reviewed annually, as required by Government Code Sec. 65302(a), by the Ventura County Flood Control District. All changes shall be conveyed to the City Planning Department which will process an amendment to the Flood Hazard Map (See Exhibit S-1 in Appendix A).
- S-IP-30 When development is proposed in areas of special flood hazards (as depicted in Exhibit S-1 of the Ojai Safety Element), any structure shall be required to be safely elevated above the base flood elevation and not contribute to the flooding hazard to surrounding structures.
- S-IP-31 The City shall assure through a Master Drainage Plan and development ordinances that proposed new development adequately provides for development of onsite and downstream offsite mitigation of potential flood hazards and drainage problems and require development fees to fund the required improvements.
- S-IP-32 The City should monitor and participate in County Flood Control District No. 1 policy-setting and budgeting, and should advocate preventative maintenance programs and capital improvements aimed at reducing flood hazards.
- S-IP-33 The City should conduct a public education program to inform Ojai citizens of the flood hazards which exist in the area.

FIRE HAZARDS

Related goals, policies, and implementing programs are included on pages CIR-6 through CIR-10 of the Circulation Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

- S-P-39 All applications for new subdivisions, development plans, conditional use permits, environmental impact reports, and business license applications, shall be made available for review and comment by the County's Fire Prevention Division to ensure compliance with fire safety regulations.
- S-P-40 The City shall suggest that the Fire Prevention Division review all applications for new development in hillside/canyon areas to assess potential impacts to existing fire protection services.

- S-P-41 Consider higher density land uses for fire hazard areas in rural areas if development is clustered near major roads, has adequate access for fire protection vehicles, and can demonstrate adequate water supplies and fire flow.
- S-P-42 In urban areas, consider higher density land uses to be appropriate if development can be served by the Fire Department, adequate access for fire protection vehicles is available, and sufficient water supply and fire flow can be guaranteed.
- S-P-43 Support efforts to identify all roads, streets, and major public buildings in a manner so that they are clearly visible to fire protection and other emergency vehicles.
- S-P-44 Provide adequate access to and fire breaks adjoining open space areas subject to fire hazard as part of new developments.
- S-P-45 Regulations for clearance of vegetation around oil production facilities shall continue to be strictly enforced.

Implementing Programs

- S-IP-34 After April 1, 1991, all new construction within the State Responsibility Areas (SRAs) in the City's Sphere of Influence shall meet or exceed the standards set by the State Board of Forestry pertaining to:
- Road standards for fire equipment access
 - Standards for signs, identifying streets, roads, and buildings
 - Minimize private water supply reserves for emergency fire use
 - Fuel breaks and greenbelts
- S-IP-35 All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.
- S-IP-36 All discretionary permits in Fire Hazard Areas shall be conditioned to include fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program as a condition of approval. Fire hazard reduction measures shall be incorporated into the design of any project in a Fire Hazard Area.
- S-IP-37 New residential subdivisions shall provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed when the proposed road conforms with the County Road Standards and when the proposed road is approved by the County Fire Chief.

- S-IP-38 All applicants for subdivisions, multi-unit residential complexes, and commercial and industrial complexes shall be required to obtain, prior to permit approval, certification from the County Fire Protection District that adequate fire protection is available, or will be available prior to occupancy.
- S-IP-39 The County Fire Protection District shall be responsible for the prescribed burn program as mandated by the Vegetation Management Program (VMP) SB 1704, along with fuel breaks and other fire prevention measures.
- S-IP-40 The County Fire Protection District shall continue to work cooperatively with the U.S. Forest Service, California Department of Forestry, adjacent County fire departments, and local City fire departments, towards managing wildland fires.
- S-IP-41 The County Fire Protection District shall continue to revise, maintain, and make available to the Planning Division their historical burn area maps in conjunction with the State Division of Forestry.
- S-IP-42 The City Planning Department shall maintain current copies of the Ventura County Office of Emergency Services Multi-Hazard Emergency Response Plan's Wildland Fire Contingency section. The Office of Emergency Services will continue to provide public information on emergency response notification, evacuation and sheltering due to fire.
- S-IP-43 The City shall ask the Ventura County Fire Protection District to consider adoption of an automatic sprinkler ordinance for structures used for human occupancy in hillside and canyon areas.
- S-IP-44 Require that the length of cul-du-sacs be limited to a maximum of 800 feet.
- S-IP-45 New subdivisions in hillside or canyon areas of the City shall be designed to facilitate brush clearance around structures.
- S-IP-46 The City shall require water purveyors within the City to establish a priority list for upgrading fire flow capabilities in neighborhoods that currently have inadequate fire flows.

HAZARDOUS MATERIALS AND WASTE

The City has adopted the Ventura County Hazardous Waste Plan. The goals, policies, and programs from the following Chapter of the County of Ventura General Plan is incorporated by reference into this report. The Chapter incorporated by reference is:

County of Ventura, 1988. Ventura County General Plan Goals, Policies, and Programs, Hazards Chapter - 2.15 Hazardous Material and Waste.

In addition to the goals, policies, and programs contained within the Ventura County Hazardous Waste Plan, the following policy shall also apply.

Policies

- S-P-46 The City shall coordinate with Ventura County to periodically establish days to collect household hazardous waste within the City of Ojai.

DISASTERS

Related goals, policies, and implementing programs are included on pages CIR-6 through CIR-10 of the Circulation Element of the City's General Plan.

Goals

General goals which apply to all issue sections are identified on page 34 of this document.

Policies

- S-P-47 The City shall identify evacuation routes out of the City to be used by residents and emergency response personnel. Please refer to Exhibit S-2 in Appendix A of this Safety Element for a description of evacuation routes out of the City.
- S-P-48 In the event that State Highways 33 or 150 become impassable for a period of over 30 minutes, the California State Highway Patrol (CHP) shall be notified, and will in turn shall notify Caltrans of the situation.
- S-P-49 The City shall ensure that adequate water supplies are available to Ojai residents following a major disaster.
- S-P-50 The City shall require streets serving new development to be wide enough to accommodate emergency response vehicles. The required widths shall be

consistent with the standards located in Chapter 3 Subdivision Regulations, Title 10 Planning and Zoning.

- S-P-51 The City shall maintain an effective fire break of 100 feet around all habitable structures.

Implementing Programs

- S-IP-47 Residential subdivisions shall have sufficient access for emergency vehicles and for the evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development. These access points shall be reviewed and approved by the City Police and County Fire Protection District prior to the development's approval.
- S-IP-48 The City shall prepare for alternative sources of water in the event that existing supplies are cut off. Alternative sources may include the trucking in of water to affected areas.
- S-IP-49 The City shall encourage the citizens of Ojai to include bottled water as part of their earthquake preparedness kits.
- S-IP-50 The City has developed, and will be distributing, an earthquake emergency brochure as part of its public education program.
- S-IP-51 The City shall request the Ventura County Office of Emergency Services to conduct regular simulated disaster training sessions for the Ojai Valley.
- S-IP-52 The City's Disaster Plan shall be periodically updated to incorporate the use of the most advanced technology available to assist the population in disaster preparedness and relief efforts. The updates shall include coordination with the gas, telephone, and electric utilities and other appropriate agencies to provide for the use of portable telephones and other communication equipment during emergency situations.
- S-IP-53 The City shall coordinate with local school districts to allow for the use of school facilities in the event of an emergency.
- S-IP-54 The City shall encourage homeowners in high risk fire zones to obtain swimming pool water pumps, and if possible, to provide for additional sources of water.
- S-IP-55 All future roadways shall be constructed consistent with City standards and shall allow for two-way traffic with room for parking on at least one side.

- S-IP-56 The City Public Works Department shall continue cooperative efforts with the County Fire Protection District's to enforce the weed abatement program.
- S-IP-57 The City shall update its Disaster Plan to address issues raised in this Element. The City shall invite participation from the County of Ventura to address the Ojai Valley in a coordinated fashion.

INFORMATION SOURCES

DOCUMENTS

Federal Emergency Management Agency	Flood Insurance Rate Map City of Ojai Community Panel Number 060416 0005C, April 19, 1983
California State Division of Mines and Geology	Elementary Seismology
State of California Office of Planning and Research	1990 General Plan Guidelines
Ventura County	General Plan: Seismic Safety Element Multi-Hazard Functional Plan
City of Ojai	Master Environmental Assessment

PERSONS AND ORGANIZATIONS CONTACTED

City of Ojai

Planning Department	William Prince Marilyn Grauel
City Manager	Andrew Belknap
City Attorney	Monte Widders
City Engineer	Glenn Hawks
Public Works	W.S. Moore

Ventura County

Fire Department

Chief Jim Smith
Fire Marshal
County Fire Protection District

Bill Wright
Vegetation Management
County Fire Prevention Division

Rick de Mora
County Fire Prevention Division

Captain Tom Weir
County Station #21, Ojai

Sandy Wells
Public Information

Drafting Department

Kay Clarke

Office of Emergency Services

Karen Guidi

State of California

Board of Forestry

Fran Henson

California Highway Patrol

Lieutenant Claude LaMont

Department of Conservation, Mines and Geology Division

Roger Martin

Department of Forestry and Fire Protection

Jim Bliss

Department of Transportation (Caltrans)

Bruce Dyar

Department of Water Resources



Marsha Lines

Office of Emergency Services

Nancy Hartacher

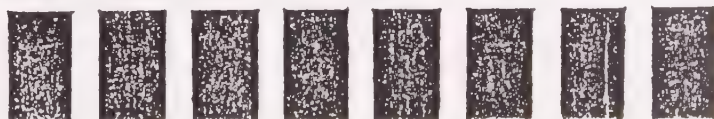
APPENDIX A
FLOOD AND DISASTER MAPS



- 
ZONE A
 AREAS OF
 100-YEAR FLOOD
- 
ZONE B
 AREAS BETWEEN LIMITS
 OF 100-YEAR AND
 500-YEAR FLOOD

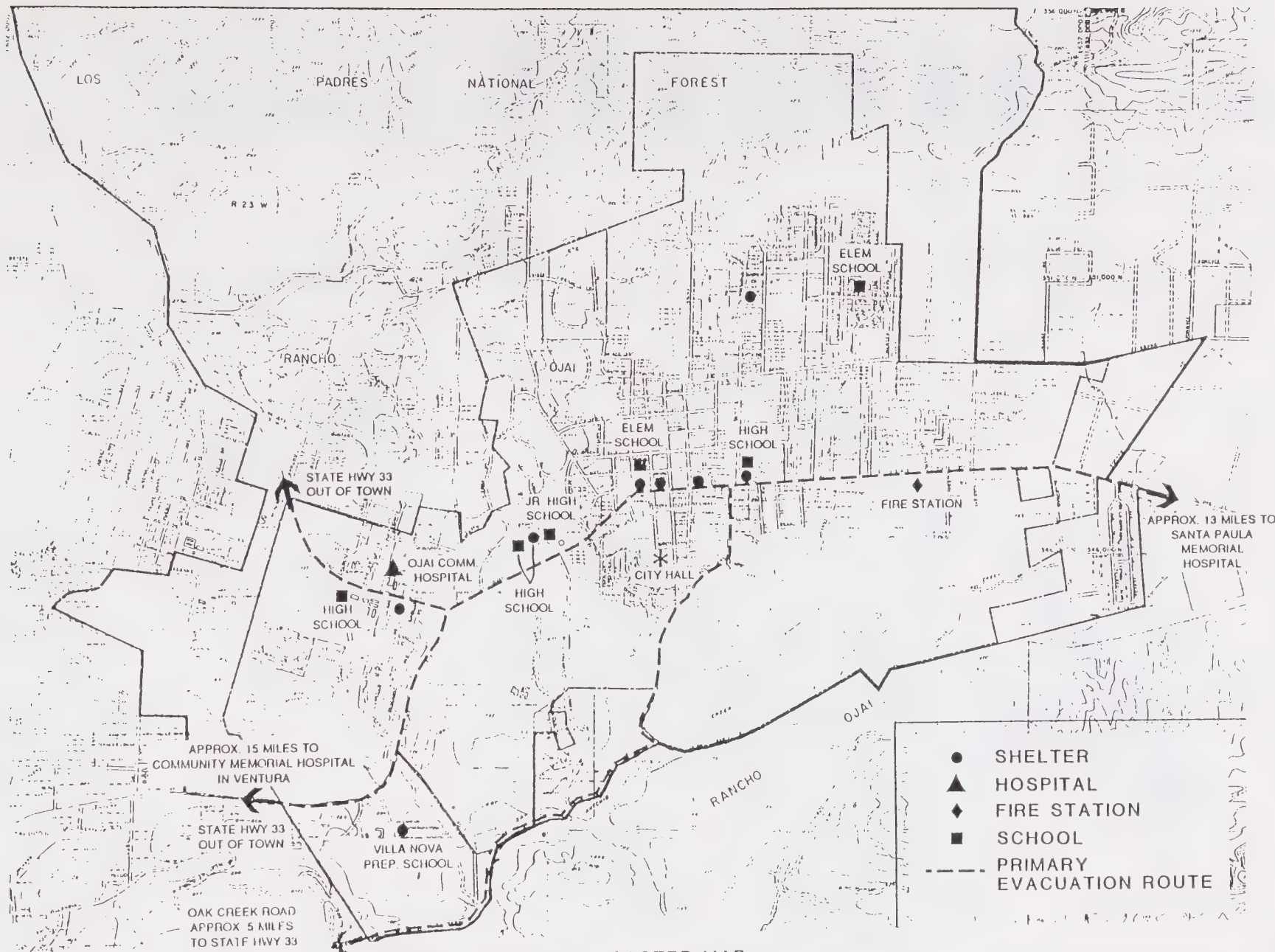
SAFETY ELEMENT: FLOOD HAZARD MAP

GENERAL PLAN



SOURCE: FEDERAL EMERGENCY
 MANAGEMENT AGENCY FLOOD
 INSURANCE RATE MAPS 1988

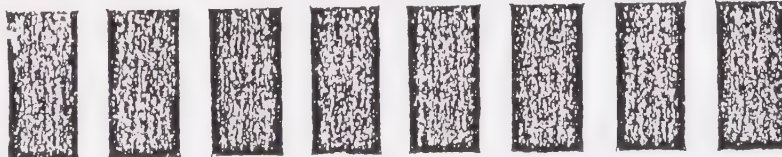
EXHIBIT S-1



SAFETY ELEMENT: DISASTER MAP

GENERAL PLAN

CITY OF OJAI

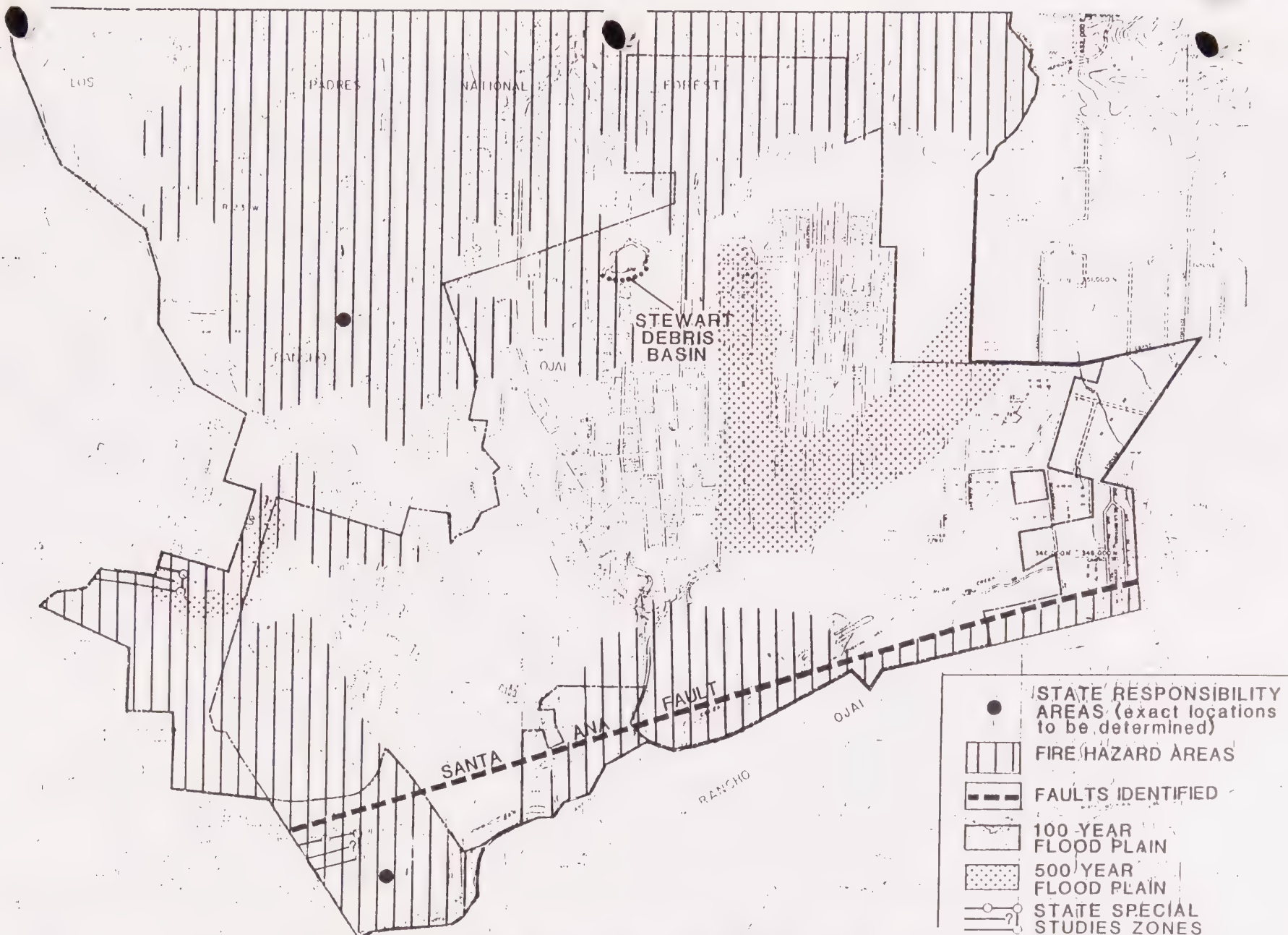


SCALE:
1"=2000'

SOURCE: VENTURA
COUNTY MULTI-HAZARD
FUNCTIONAL PLAN
EXHIBIT S-2

APPENDIX B

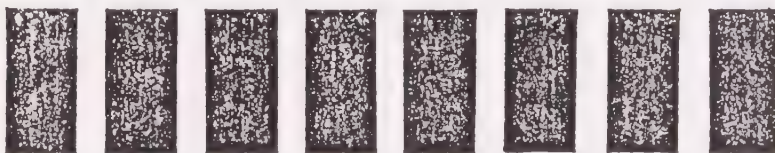
MASTER ENVIRONMENTAL ASSESSMENT (MEA) MAPS



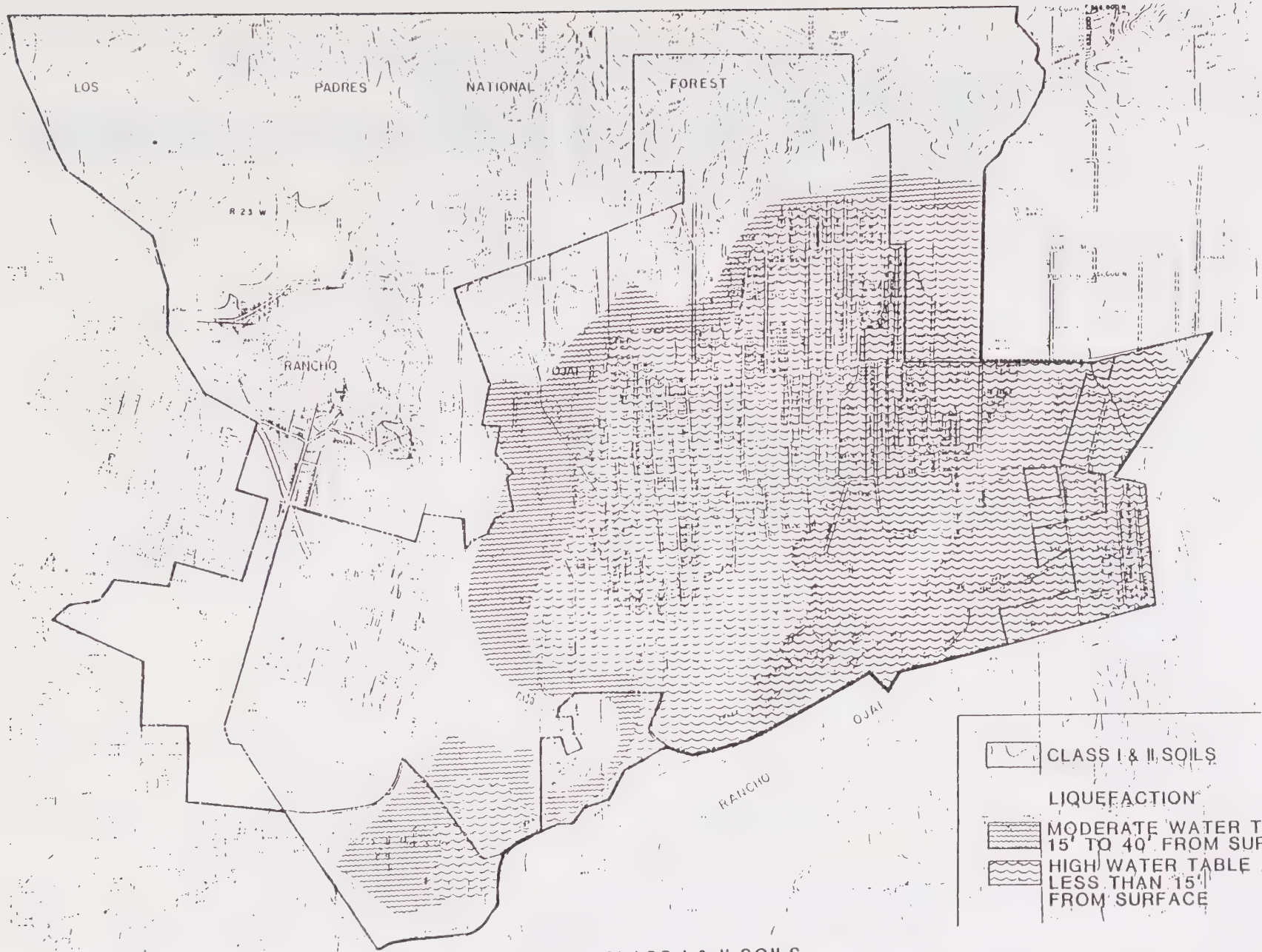
MEA: FAULTS/FLOOD PLAINS/FIRE HAZARDS

GENERAL PLAN

CITY OF OJAI



SOURCE: CALIF. DIV. OF MINES & GEOLOGY
1976 FLOOD INSURANCE
ADMINISTRATION (HUD 1985)
VENTURA COUNTY FIRE DEPT
Revised 1/91
EXHIBIT GEO-3



GENERAL PLAN

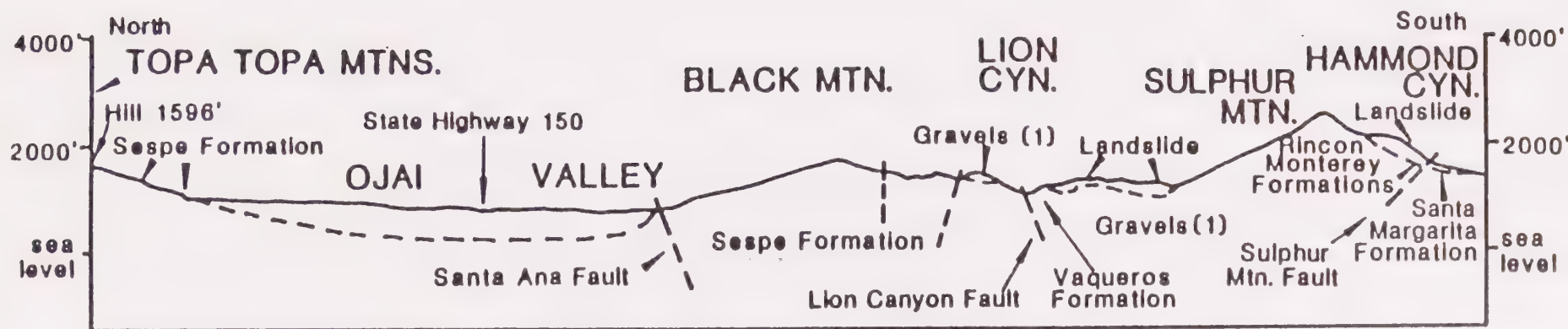
CITY OF OJAI

MEA: LIQUEFACTION/CLASS I & II SOILS



SOURCE: U.S. DEPT. OF
AGRICULTURE
Revised 1/91

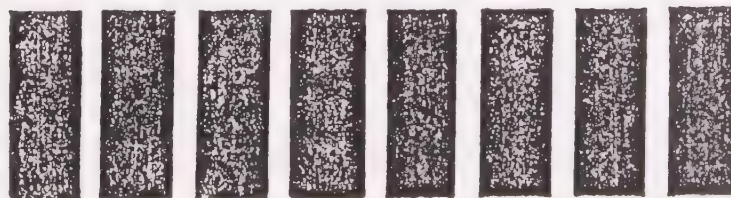
EXHIBIT GEO-4



MEA: GEOLOGIC TRANSECT

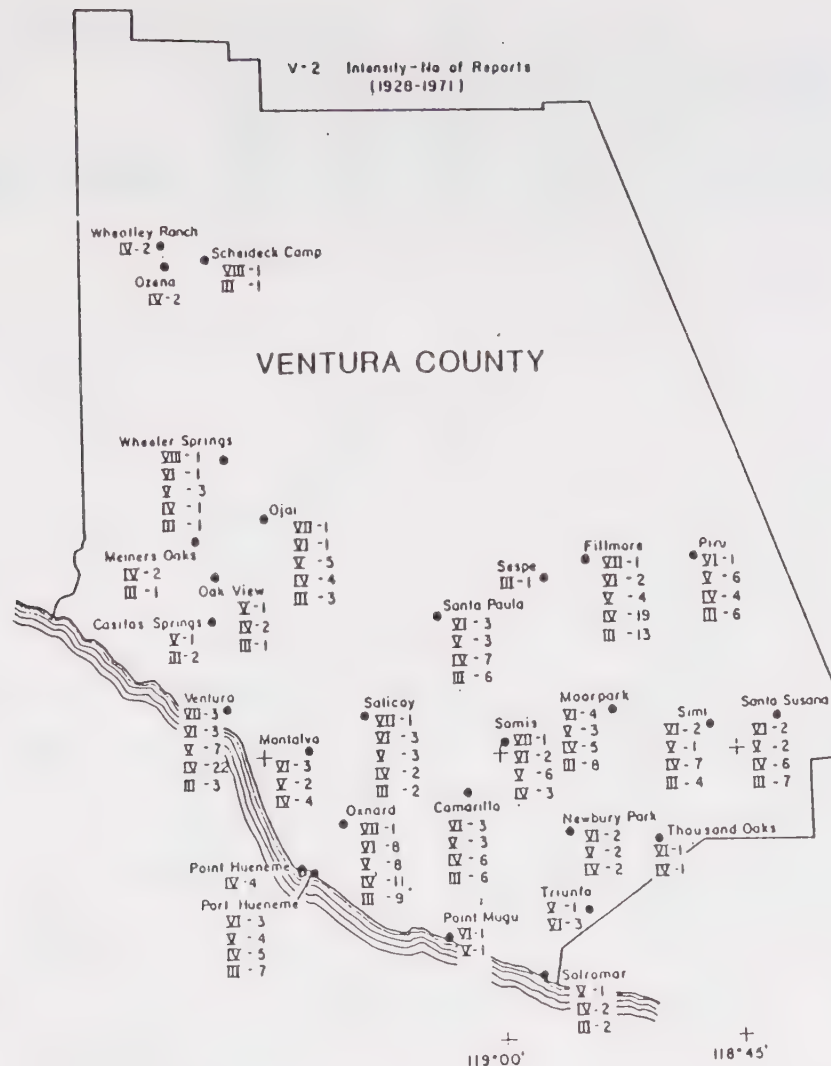
GENERAL PLAN

CITY OF OJAI



SOURCE: COUNTY OF VENTURA

EXHIBIT GEO-1

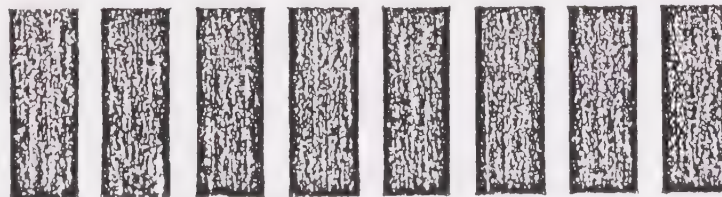


NOTE: INTENSITY DESCRIBED USING MODIFIED MERCALLI SCALE.

GENERAL PLAN

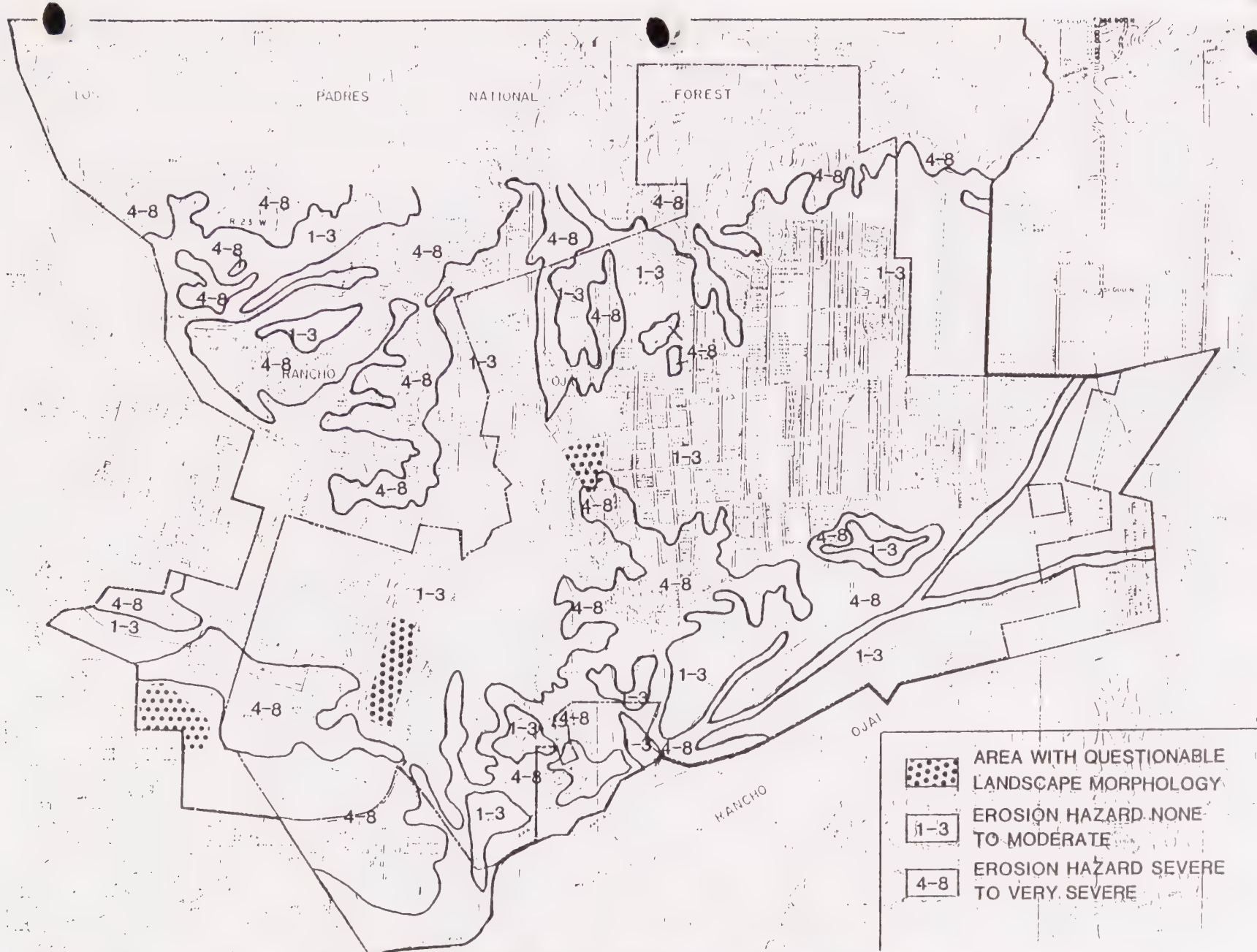
CITY OF OJAI




MEA: EARTHQUAKE LOCATIONS AND INTENSITIES



COUNTY OF
SOURCE: VENTURA

EXHIBIT GEO-2



-  AREA WITH QUESTIONABLE LANDSCAPE MORPHOLOGY
-  EROSION HAZARD NONE TO MODERATE
-  EROSION HAZARD SEVERE TO VERY SEVERE

MEA: EROSION HAZARDS

GENERAL PLAN

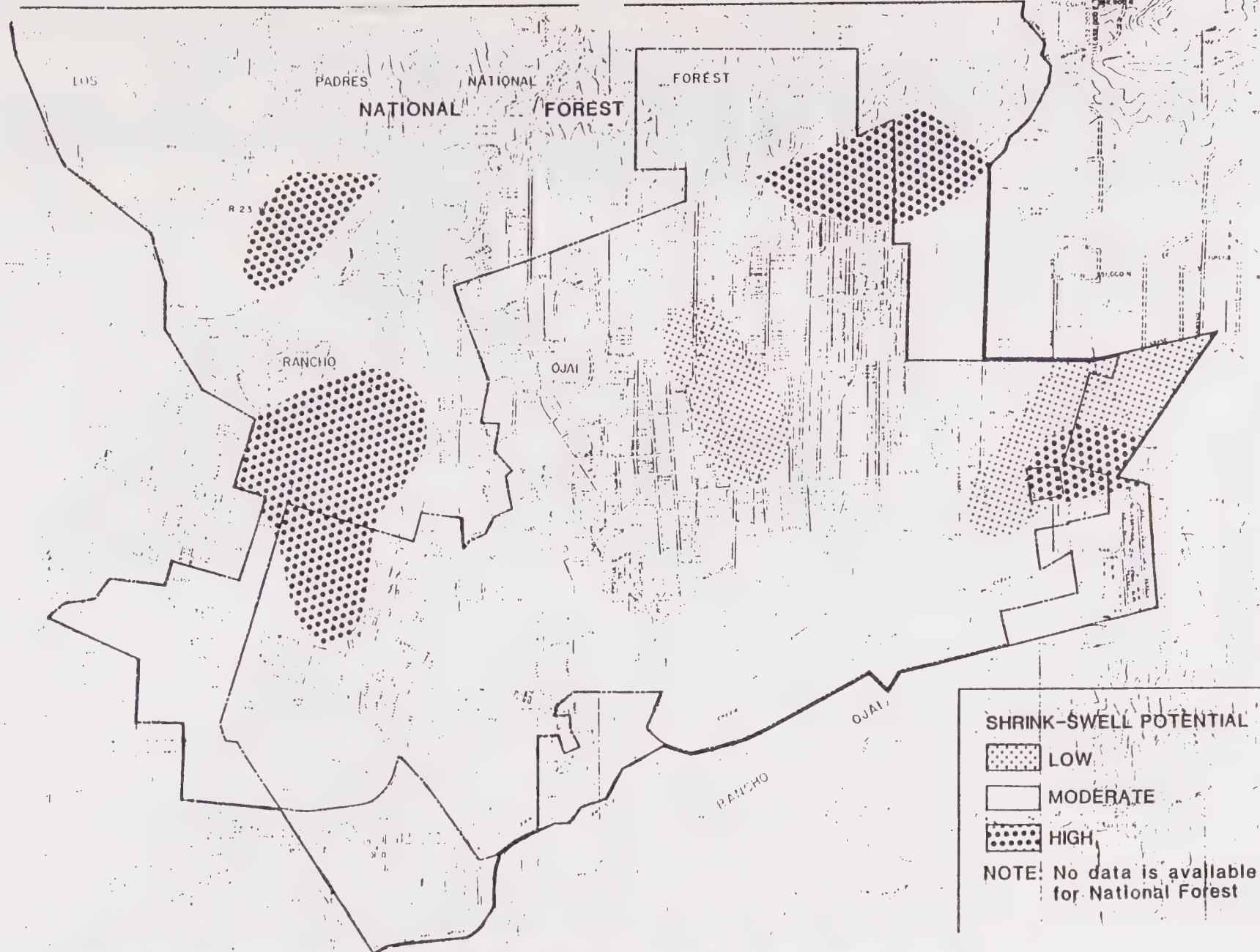
CITY OF OJAI



SCALE:
1"=2000'

SOURCE: CALIF. DIV. OF MINES & GEOLOGY
Revised 1/91

EXHIBIT GEO-10



SHRINK-SWELL POTENTIAL

LOW

MODERATE

HIGH

NOTE: No data is available for National Forest

MEA: EXPANSIVE SOILS

GENERAL PLAN

CITY OF OJAI



SCALE: 1"=2000'

SOURCE: AGRICULTURE

EXHIBIT GEO-9

SEISMIC

SEISMIC

&

SAFETY
ELEMENT

SUMMARY

INTRODUCTION

In 1971 the California Legislature passed legislation that required two new elements to be added to the General Plans of all cities and counties in the state, and that they be adopted by September 20, 1974. These were the Safety Element and the Seismic Safety Element. The impetus for this legislation was a series of natural disasters which had occurred in Southern California during the preceding two years. Considerable property damage and loss of life ensued from the 1969 floods, a series of disastrous fires which broke out in the fall of 1970, and landslides which occurred the following winter on slopes denuded by the fires.

The impetus for the Safety Element was the San Fernando Valley earthquake of February, 1971, whose results pointed out major deficiencies in building design and land use planning, prompted the Legislature to require the second element to the General Plan, a Seismic Safety Element which elaborates upon the geologic requirements of the Safety Element. Government Code Section 65302 (f) requires this Seismic Safety Element to include identification and appraisal of such hazards as fault rupture, ground shaking, seismically induced waves, mudslides, landslides, and slope stability.

Because of the confused and overlapping nature of the mandated Seismic Safety and Safety Elements, it was decided by the county to merge the two into one integrated discussion of hazards (as recommended by the State General Plan Guidelines), hereafter referred to as the Seismic and Safety Element. The preparation of the Seismic and Safety Element is a uniquely coordinated effort between the County of Ventura and the nine cities.

It was felt that since most of the hazards are regional rather than local in scope, a general county-wide treatment of each hazard would be more valuable than ten separate, locally oriented elements. Each hazard is therefore discussed from a comprehensive, regional standpoint, prior to being examined at the local level. In this way each entity will share the important regional discussion of the hazard as well as receive an individualized document that speaks to the particular circumstances within its own jurisdiction.

Apart from meeting the requirements of State law, a number of goals have been achieved by preparing the Seismic and Safety Element. As mentioned above, a more regional, integrated picture of hazardous conditions within Ventura County has been evolved. This information has been collected and presented in a form which allows decision makers and the public to quickly evaluate the pertinent aspects of a given hazard. In conjunction with information describing the hazards themselves, a range of response measures has been offered from which decision makers may choose, as they attempt to alleviate a given hazard. Lastly, a framework of analysis has been provided to aid future investigation in the county of all types of hazards and the resources they impact.

FAULT DISPLACEMENT HAZARD

Description

The earth is laced with faults - planes or surfaces in earth materials along which failure has occurred and materials on opposite sides have moved relative to one another in response to the accumulation of stress. Most of these faults have not moved for hundreds of thousands or even millions of years and thus can be considered inactive. Others, however, have moved sufficiently recently to be considered active, i.e. capable of displacement in the near future. Any fault movement beneath a building in excess of an inch or two could have catastrophic effects on the structure, depending upon its experiences at the same time. Therefore it is important to know not only which faults may move but how they might move.

The definition of what constitutes an "active fault" may vary greatly according to the type of land use contemplated or to the importance of the structure. Commonly, faults are regarded as active and of concern to land-use planning when there is evidence that they have moved during historic time or, through geologic evidence, there may be a significant likelihood that they will move during the projected use of a particular structure or piece of land. Some faults labeled as inactive are so termed due to lack of knowledge. Increased research and monitoring of these faults could reveal some of them as active.

The amount of displacement that can occur during a single earthquake can be related in a general way to the total length of a fault. Major faults that commonly produce significant displacement often have related branches that diverge from, or lie nearby, the main line, but usually have less movement along them. In addition to the location and amount of displacement, the type of movement is extremely important in estimating the amount and type of damage that might be produced. For example, lateral movement is probably less potentially damaging than vertical (thrust) displacement.

Not all surface faulting need be rapid nor need it occur during major earthquakes. Imperceptibly slow movement, called "fault creep," may occur continuously over time. Similarly, not all deformation of the earth's surface produces fault displacements. In many cases, plastic deformation, or bending, of surface rocks may accompany stress, and can damage or destroy structures.

The greatest potential for fault activity is along any of the faults which lie within the several major fault systems which transect the county from east to west.

Effects

Nearly all man-made structures, such as houses, buildings, roads, bridges and pipelines, are susceptible to damage ranging from severe to total when affected by displacement along faults passing beneath their foundations. Only massive earth structures such as earthfill dams can be designed to remain functional after several feet of fault displacement along an underlying fault. Permanent effects of surface displacement along faults can also include abrupt elevation of depression of ground surfaces, disruption of surface drainage, changes in groundwater levels in wells and blockage and surface seepage of groundwater flow, changes in survey benchmark elevations, dislocations of street alignments and property lines, and displacement of drainage channels and drains.

The secondary effects of the hazard could include disruption of movement along roadways due to abrupt depression or elevations of pavement surfaces, flooding due to disruption of drainage channel and storm drain flow, and disruption of utility services such as water, gas, fuel, telephone and electric power lines.

Alleviation of the hazard is largely accomplished through land use controls, geologic and engineering studies of prospective developments and the employment of design and engineering standards called for by preliminary studies.

Findings

Available geologic information indicates that the potential for the occurrence of surface displacement along one or more of the major east-west trending faults within the county and within the life of existing structures is high compared to the potential hazard statewide. Little is known of the recency of past movement along most of the fault within the county or whether any related fault branches may be present. Major development along most of the east-west faults within the county should be carefully considered until such time that adequate information is available to conclude that such faults are not active or potentially active.

In the event of surface displacement along a fault transecting one of the urbanized or industrialized areas of the county, loss of life and property could be significant depending upon where the displacement was located. Further development along faults will increase the likelihood that someday fault displacement could affect development.

Present information is not considered sufficiently accurate to allow special investigation for most existing structures. Further, more detailed information on fault locations may indicate that further evaluation of some existing structures, particularly around facilities, could be warranted.



FAULT HAZARD ZONES

PRIMARY ZONES WHICH CONTAIN FAULTS WHICH HAVE BEEN ACTIVE DURING HISTORIC OR HOLOCENE TIME.

SECONDARY ZONES WHICH MAY CONTAIN ACTIVE OR POTENTIALLY ACTIVE FAULTS

EARTH FAULTS

POSITIVELY IDENTIFIED AND ACCURATELY LOCATED

RELATIVELY WELL-IDENTIFIED AND/OR RELATIVELY ACCURATELY LOCATED

CONJECTURAL OR INFERRED AND/OR APPROXIMATELY LOCATED

CONCEALED; CONJECTURAL WHERE QUERIED. FAULTS IN AREAS OF OFFSHORE SUBMARINE SEDIMENTS ARE SURMISED TO BE CONCEALED

SUGGESTED TRACE AS IDENTIFIED ON AERIAL PHOTOS, BUT NOT VERIFIED

DIP OF FAULT RELATIVE DIRECTION OF DISPLACEMENT. U, UP; D, DOWN

"TOOTH" SYMBOL DENOTES THRUST FAULT; TEETH ARE DRAWN ON THE UPPER PLATE, DOWN-DIP SIDE OF FAULT.

ALL FAULTS NOT INCLUDED IN THE PRIMARY OR SECONDARY FAULT HAZARD ZONES - PRESENTLY CONSIDERED INACTIVE

SOURCE: CALIF. DIV. OF MINES & GEOLOGY
VENTURA COUNTY DEPT. OF PUBLIC WORKS

HAZARDS PLATE I

SEISMIC & SAFETY ELEMENTS

of the

RESOURCES PLAN & PROGRAM

MAP OF
THE SOUTH HALF OF
VENTURA COUNTY
CALIFORNIA

PREPARED BY THE OFFICE OF THE COUNTY ENGINEER
DIVISION OF THE COUNTY ENGINEER, DEPARTMENT OF PUBLIC WORKS

GENERAL COUNTY MAP

Scale: 1" = 10 Miles

North Arrow

HAZARDS PLATE I

SEISMIC & SAFETY ELEMENTS

of the
RESOURCES PLAN & PROGRAM

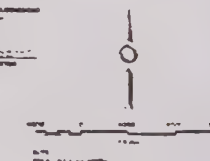
ventura county planning department
october 1974

MAP OF THE NORTH HALF OF VENTURA COUNTY CALIFORNIA

COMPILED BY THE STAFF OF THE COUNTY ENGINEER
BASED ON THE SURVEY OF THE COUNTY ENGINEER & PUBLIC WORKS

GENERAL COUNTY MAP

BY THE
COUNTY ENGINEER & PUBLIC WORKS
COUNTY ENGINEER & PUBLIC WORKS
COUNTY ENGINEER & PUBLIC WORKS



FAULT HAZARD ZONES

- PRIMARY: ZONES WHICH CONTAIN FAULTS WHICH HAVE BEEN ACTIVE DURING HISTORIC OR HOLOCENE TIME
- SECONDARY: ZONES WHICH MAY CONTAIN ACTIVE OR POTENTIALLY ACTIVE FAULTS

NOTE: ZONE BOUNDARIES ARE APPROXIMATELY LOCATED

EARTH FAULTS

- POSITIVELY IDENTIFIED
- RELATIVELY WELL-IDENTIFIED AND/OR RELATIVELY ACCURATELY LOCATED
- CONCEALED
- "TOOTH SYMBOL" DENOTES THRUST FAULT, TEETH ARE DRAWN ON THE UPPER PLATE, DOWN-DIP SIDE OF FAULT

SOURCE: CALIF. DIV. OF MINES & GEOLOGY
VENTURA COUNTY DEPT. OF PUBLIC WORKS



GROUND SHAKING

Description

By far the greatest damage from an earthquake is caused by the shaking of the ground. When an earthquake occurs, the break along the fault plane begins in a small area (the earthquake focus) and rapidly propagates out along the fault planes. As it breaks, the accumulated strain energy is released as seismic waves, which travel outward in all directions from the earthquake focus. Several kinds of motion are created by the passage of seismic waves, as indicated by seismograms (records of earthquake motion).

Seismic waves change in speed and wave amplitude as they pass through different materials. For example, they have a higher speed and lower amplitude in bedrock than they have in water saturated sediments. An increase in wave amplitude generally means an increase in the intensity of ground shaking.

When buildings and the ground on which they rest approach the same vibration period, the greatest damage is likely to occur. Taller buildings in general are more flexible and have a longer vibration period. Therefore, they are subject to greater damage where they occur on ground with a longer predominant vibration period (such as water-saturated sediments). Other factors which contribute to damage potential, such as magnitude, distance, frequency and duration of a particular earthquake, influence the predominant vibration period. In general, the greatest damage is likely to occur where the predominant ground period is coincident with the greatest number of high occupancy buildings.

Ground shaking can also trigger ground failure such as landsliding, and lead to differential settlement, subsidence, ground cracking, ground lurching, and a variety of transient and permanent changes in the ground surface.

The probability of an earthquake is determined by a number of factors, but basically by the location of active faults in an area and the tension and compressional forces exerted against these faults. There are several major fault systems which transect the county from east to west, and the main branch of the San Andreas Fault runs through the extreme northeast corner of the county. The county is also subject to compressional forces acting in north-south directions. Most of Ventura County can be subject to as strong earthquake shaking as can be expected anywhere in California, particularly in the Oxnard Plain and the Santa Clara Valley, which would be subject to long-period shaking.

Effects

The primary effect of ground shaking is the damage or destruction of structures and infrastructures and thus the potential for the loss of life or sustaining injuries. Damage to structures during ground shaking can range from minor cracking of plaster to total collapse and/or overturning. No structure can be assured to be designed and constructed to withstand damage from a strong earthquake. Some damage, whether it be to the structure or its contents, can be anticipated. Ground shaking could also cause severe damage to most utilities including pipelines, power lines, generating and convertor facilities, roads and bridges, if such structures are not constructed to withstand the shaking.

Possible secondary effects include cost of rehabilitation, disruption of utilities and services, seiches, liquefaction, effect on the quality of water in ground water aquifers, and psychological effects.

Alleviation of the hazard is largely accomplished through land use controls, by enforcement of the Uniform Building Code and city and county regulations.

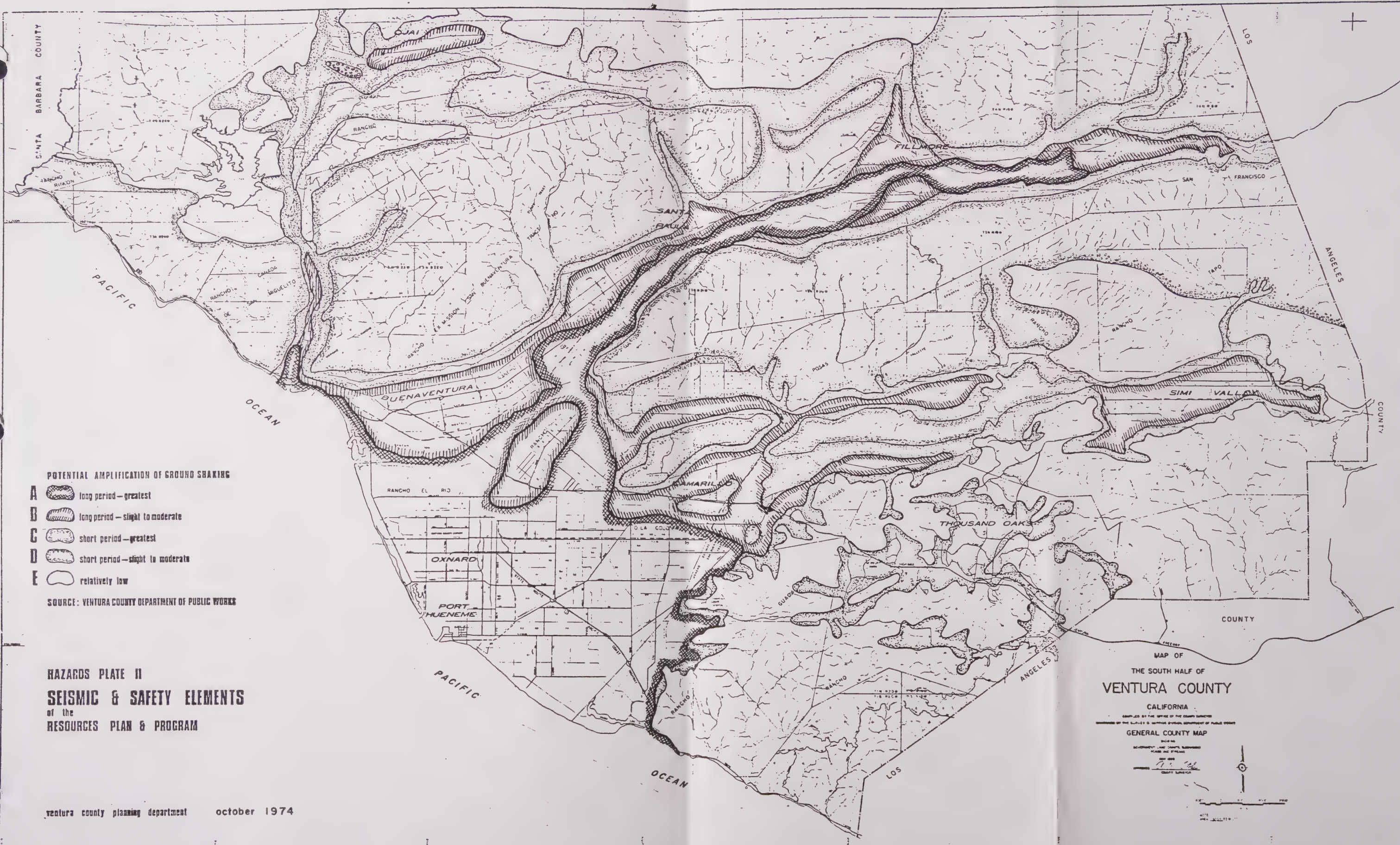
Findings

Available geologic information indicate that the potential of strong ground shaking occurring over much of the county, as a result of an earthquake along one of the major faults within the county, is high when compared to other areas of the state. In the event of a strong earthquake originating in the vicinity of the southern county area or a major earthquake along the San Andreas Fault, damage to many existing structures could be severe and some loss of life could occur.

The effects of the hazard can be reduced by prudent location and design of proposed important structures and vital facilities and determination of which such existing structures and facilities should be strengthened, replaced or modified in use.

Schools, commercial and industrial areas, residential areas, rest homes and other public building and vital facilities are affected by zones of varying severity of potential ground shaking. In general, the urbanized areas are located within the zones of greatest amplification of long period vibrations.

The conclusions are based primarily upon historic experience as well as considerable scientific research which has been conducted since the 1971 San Fernando Earthquake. The hazard zone boundaries must be considered approximate and subject to change as more detailed information becomes available.



Floods may also create health and safety hazards due to the discharge of raw sewage or explosive or toxic materials from damaged septic tank leach fields, sewer lines, sewage treatment plants and storage tanks that can be carried off by flood waters. In addition, vital public services may be disrupted.

A major secondary effect of flooding is the cost to local and national taxpayers from evacuation, relief, and floodfighting services, cleanup operations, and the repair of damaged public facilities. Taxpayers must also share the cost of low interest disaster loans, and fund flood control facilities to protect development from future floods.

The flood hazard may be alleviated through a variety of measures, including corrective measures such as flood control works, and preventive measures such as flood plain management, which regulates the types of activities permitted in flood hazard areas.

FINDINGS

Floods are natural occurrences whose frequency and magnitude depend on rainfall and drainage patterns. It can be expected that the flood plain will probably be completely inundated on the average of once every 100 years.

Several areas in the county are subject to serious flooding. Past floods indicate that loss of life, property damage and loss in economic production could be extensive. Located within the 100-year flood plain of the Ventura River and the Santa Clara River are residential areas such as portions of Live Oak Acres and Casitas Springs. The remaining unincorporated areas are in agriculture or open space uses. Along the Calleguas Creek flood plain, besides agriculture and open space uses, are two schools and a sewage treatment plant.

The most appropriate uses for flood plains are open space uses, such as green belts, parks, and some types of agriculture. Where development is permitted, however, it should be controlled through more specific and stricter regulations than now are in effect.

HAZARDS PLATE II
SEISMIC & SAFETY ELEMENTS
of the
RESOURCES PLAN & PROGRAM

ventura county planning department may, 1974
october 1974

MAP OF
THE NORTH HALF OF
VENTURA COUNTY
CALIFORNIA

COMPILED BY THE OFFICE OF THE COUNTY ENGINEER
BASED ON THE SURVEY & MAPPING DIVISION'S GENERAL COUNTY MAP
GENERAL COUNTY MAP

SHOWN
GOVERNMENT LANDS, COUNTY, BUREAU OF
LANDS AND MINING
FEDERAL LANDS
COUNTY SURVEY



POTENTIAL AMPLIFICATION OF GROUND SHAKING

- A LONG PERIOD - GREATEST
- B-C SHORT PERIOD - GREATEST
- D SHORT PERIOD - SLIGHT TO MODERATE
- E RELATIVELY LOW

SOURCE: VENTURA COUNTY DEPARTMENT OF PUBLIC WORKS

PRIVATE LANDS WITHIN NATIONAL FOREST



LANDSLIDE/MUDSLIDE

GENERAL DESCRIPTION

All hills, mountains and other highlands are being worn down by various natural processes. The most spectacular of these is the landslide, along with other related types of ground failure. The processes are referred to geologically as "mass wasting," defined as the en masse downslope movement of rock debris. There are numerous causes of mass wasting, including erosion, water, broken or weak bedrock, earthquakes and unsound engineering practices. Most landslides are caused by a combination of 2 or more of these factors, and come in a number of forms.

Landslides can range from a rock fall, which is the movement of a mass downslope without serious disturbance to the surface it moves over, to a flow, which generally is saturated or nearly saturated unconsolidated material that undergoes viscous flow, and can spread over wide areas and move greater distances than other landslides because of its great plasticity. Also included are slumps and blockglides, which are types of ground failure which involve movement of both the soil and subsoil surface.

The speed with which landslides occur can vary considerably from rapid downfalls to virtually imperceptible movements downslope under the pull of gravity. Soil creep, occurring mainly in clayey soils, is a very slow type of earthflow movement.

Man-made cuts or excavations can undercut unstable slopes, thus causing landslides. Man-made slides may occur during grading operations or after grading operations in hillside development. Those that occur during grading operations are generally not as hazardous nor as expensive to repair as slides that occur after development.

In general, most landslides within the county are shallow, ranging up to perhaps 100 feet in depth and limited in extent, generally less than 100 acres. Most are not presently in motion (active) but have moved down to positions of stability. However, the margin of stability of most landslides is small and inadequate for safe placement of structures on the surface of the landslide.

Many of the existing landslides can be reactivated and downslope movement renewed after exceptionally heavy rainfall periods or as a result of earthquake shaking. Generally, the renewed movement of old landslides is slow, perhaps only a few inches day. However, the formation of a new landslide can be rapid with initial, often quite sudden movements of hundreds of feet within a few hours.

Landsliding and slope instability is found throughout the mountainous and hilly areas of Ventura County. The highest propensity for landsliding is generally located in southern Ventura County, because of its high intensity of folding and faulting of

strata, clay content of certain sedimentary formations, and prevalence of subsurface moisture.

EFFECTS

In general, the differential subsidence of the surface of landslides as well as the lateral forces exerted by most landslides can destroy most engineering structures. Primary effects of landsliding can include lateral displacement of hillside surfaces, description of surface drainage, blockage of channels and roadways, and displacement and damage to utility lines, roadways, buildings, oil and water wells, ect.

Secondary effects of landslides can include impacts such as persons and families displaced, possible loss of life, damage to nearby property, ect. Other effect could include blockage of transportation routes, disruption of utility services, loss of usable land area, ect. In addition, damage suits can be initiated against original developers of the property affected by landsliding, as well as the present owners and the government agency which may have issued the grading and/or building permits.

Most structures cannot be economically designed to withstand the forces of landsliding. Mass grading techniques, when feasible, have proven to be the most effective means of stabilizing landslides and unstable hillsides. Land use controls and the enforcement of strict subdivision, building and grading codes can insure that incompatible and/or improperly designed development does not take place in landslide areas.

FINDINGS

Landsliding can be considered a major hazard in any hillside area, and the hilly and mountainous areas of Ventura County provide no exceptions. Most of the destructive landslides in adjacent more urbanized counties with similar terrain have resulted from the indiscriminate development of sloping ground or creation of cut and/or fill slopes in areas of unstable or inadequately stable geologic conditions. Most of the failures could have been prevented by recognition of potentially unstable conditions through adequate investigation and incorporation of design safeguards prior to grading or construction.

The hazard from landsliding is considered to be real within the developed areas of the county which were developed prior to present day grading and building codes. The level of hazard cannot readily be determined without detailed investigation of individual sites, which is considered to be the responsibility of the individual property owner.

Since the primary urban land use within hillside areas is residential, the hazard primarily impacts dwellings and associated utilities. The level of hazard is unknown as geologic information of sufficient detail for specific developed areas is not available.

BEACH EROSION

Description

The beach is an ever-changing entity, continually adjusting to changes in waves, currents, tides, and sediment deposition. These agents create a flow of sand along the coastline known as the littoral drift. Beaches remain stable only when the amount of sand deposited is equal to the amount of sand taken away both of which are determined primarily by the littoral drift. Since these two factors only rarely negate each other exactly, beaches are usually receding or advancing at any one point in time.

Sandy beaches in Ventura County are formed largely by the weathering of inland rocks and riverine transport to the sea. Most of the sand is deposited along the coast after major floods. It travels with the littoral drift from north to south, terminating at the sandsinks of the Mugu and Hueneme submarine canyons.

During periods of increased wave activity, such as caused by storms, the waves pounding the beach can cause the coastline to dramatically recede, since more sand is taken away than is deposited. The beaches can also change in response to tidal fluctuations, and generally advance in the summer months, when wave activity is moderate, and recede during the rest of the year in response to increased wave activity. Even longer cycles of beach erosion can be correlated with weather cycles of about 25 to 30 years.

Like nature, man has the ability to alter the configuration of the shoreline. The construction of groins, jetties and breakwaters can trap littoral sand and build beaches out over a certain area and possibly cause short-term erosion in other areas. Localized erosion problems may also ensue from the removal and/or alteration of natural protective barriers such as sand dunes, by leaving the beach more susceptible to erosion. Long-term, general states of erosion can result from human activities which have permanent effects on the amount of sand which flows to the beaches. Urbanization in the flood plains can decrease the amount of sediment produced by erosion. Stream development demanded by urbanization, such as water-impounding dams and debris basins, can withhold significant amount of sediment from the beaches. Since 1948, water impounding dams have cut off approximately 37% of the total amount of sediment-producing watershed in Ventura County, and this blocked portion produces the most sediment. In addition, dams reduce peak velocities, which thereby decreases the ability of floods to carry sediment. The occurrence of large floods such as the 1969 floods could offset the impact of dams in the short term. However, in the long run their effects will inevitably become apparent.

Effects

Man, in his eagerness to be close to the water, loses sight of the fact that land comes and goes, and that land which nature provides in a given period may later be reclaimed by the sea. The end result is the direct destruction of homes and property as foundations are undermined by the advancing sea and structures and their supportive facilities are attacked directly by waves whose force is no longer dissipated by wide beaches.

The secondary effects of beach erosion include increased susceptibility to coastal flooding, direct flushing of septic tank effluent into the ocean, and loss of recreation beach when the erosion is long-term. Also taxpayers pay for street and utility damage, fund rescue and clean-up operations, and are called upon to spend large sums on erosion protection measures to avert further disaster.

Erosion hazard can be alleviated with structural measures such as groins and seawalls, but each has its disadvantages. The most complete and long lasting solution to the hazard is to manage land uses within the hazard zone and also within the flood plains, to reduce the damage potential to development and also the effects of development on beach sand supplies.

Findings

Beach erosion occurs over varying time spans with varying rates of incidence. There can be short-term, rapid erosion from storms, seasonal and tidal fluctuations, and cycles of 25 years or so. Short-term erosion can be man induced, as from groins and jetties. There are also long term, general trends of erosion which can have human origins. A general erosional trend at county beaches may become dominant in the future because of the possible effects of increasing urbanization on the supply of sand to the coast.

Beach erosion occurs with varying degrees of severity. Storms can cause the coast to rapidly recede many feet. Net long-term trends may be indiscernable in the short run, but over the long run can have catastrophic effects when they result in the erosion of many feet of beach over a long period of time. Erosion severity usually varies from place to place along the coast at any one point in time.

In the unincorporated areas, residential structures and supportive facilities comprise the major resource affected by beach erosion. Erosion can undermine structural foundations, and allow waves to batter the structures themselves. More detailed information is needed to establish more specific hazard zones sensitive to local conditions, and anticipate future erosion with more accuracy.

AIRCRAFT ACCIDENTS

DESCRIPTION

Although the greatest danger in aircraft accidents is to the occupants of the plane, they also affect the area impacted. If a pilot has engine failure or for some reason must abort his flight, he would normally attempt to direct his craft away from structures and land in a clearing. If no such area exists, however, he has no choice but to impact a structure at which death, injuries and property damage may result.

Aircraft accidents have a variety of causes; some are due to mechanical failure, but most are due to pilot error. Although some accidents may be prevented by restricting building heights and smoke or placing distracting lights on the ground it is not possible to completely eliminate them. Everytime an aircraft takes off or lands, there is the potential for an accident.

An accident can occur at any stage of a flight; however, analyses of accident data have shown that most occur in the vicinity of airports (about 62% of all aircraft accidents occur within one mile of the airport). Also, 60% of all "near-airport" accidents occur within narrow bands at the ends of the runway; most near-airport accidents occur in the initial climb or final approach phase of the flight. It is during these critical transition periods that both the pilot and aircraft are under the greatest stress. The approach and departure flight patterns of an airport therefore provide an indication of the ground area subject to the greatest hazard.

Aircraft accidents are a relatively rare occurrence. A nationwide survey shows that there were 1.38 accidents per million operations at controlled airports. In 1972 and 1973 there were 15 civilian aircraft accidents in Ventura County for approximately 700,000 operations over the two years, which were near or on airports, seven were at Santa Paula and seven at Santa Susana Airports. The other accident occurred a little over a mile from the County Airport.

EFFECTS

The primary effects on the ground from aircraft accidents are injuries to people and damage to property in the area of impact. The severity of accidents varies greatly, depending on the weight, speed, and fuel load of the aircraft. The amount of destruction resulting from an accident also depends on the land use in the impact area. Fewer lives would be threatened by a crash into a single-family home than by a crash into a school.

Also, a secondary effect of the hazard might include a fear of aircraft accidents by residents in areas under flight patterns, possibly reflected in a decline in residential land values near airports and pressures from residents to end or restrict airport operations.

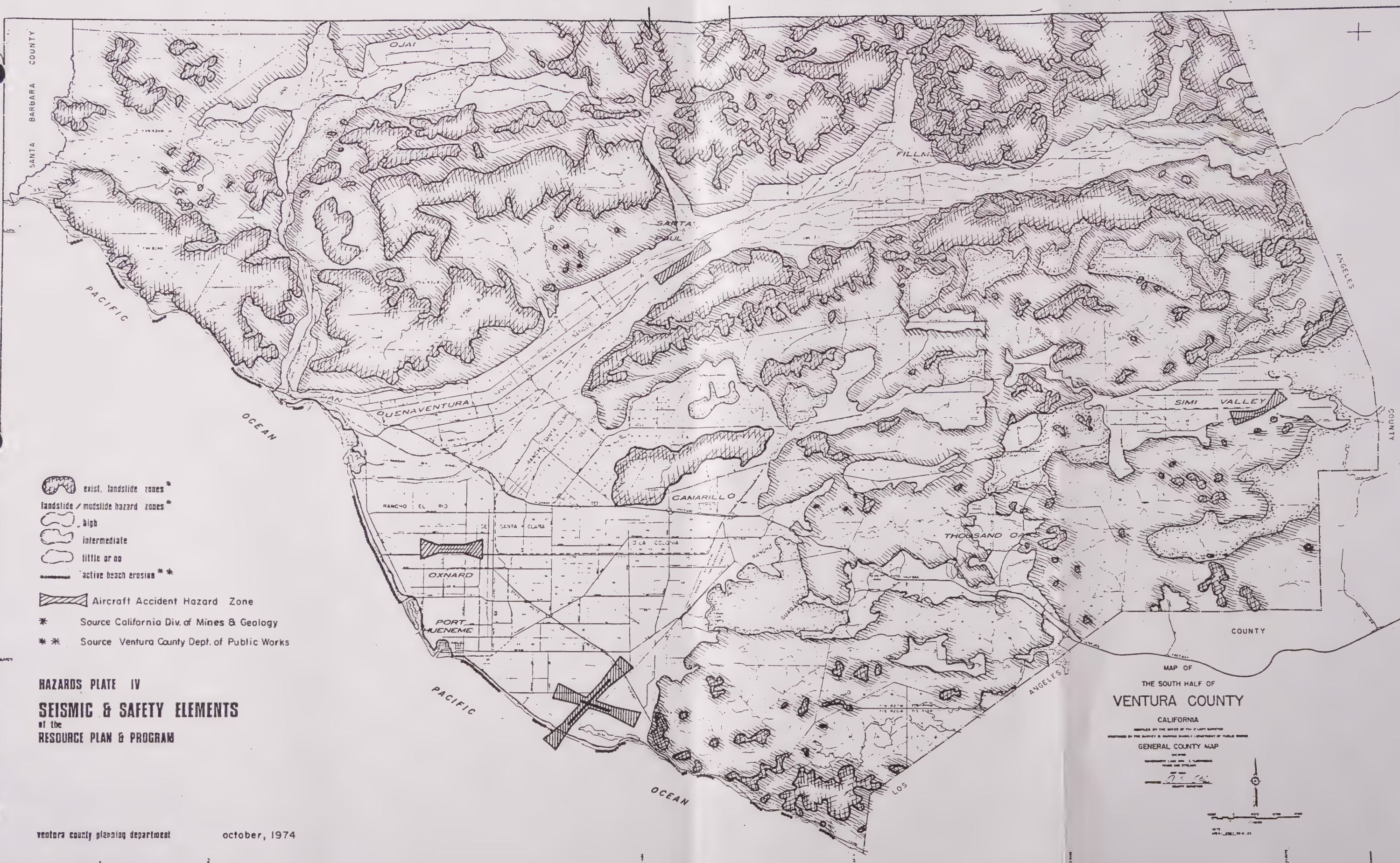
No matter what safety precautions are taken, there will always be occasional accidents near airports. The only way of alleviating the hazard to people on the ground is to keep them out of the area. This may be accomplished through careful land use planning, which is the responsibility of the County Airport Land Use Commission and local government.

FINDINGS

Accidents occurring in the vicinity of airports are rare. There is a 20% probability of an accident occurring at the Ventura County Airport over a year's span, based on national statistics. The potential for an accident exists with every operation, but the probability is affected by the number and type of operations, weather and topography of the area and the surrounding land uses.

Existing land uses in the county within the hazard zone are primarily in agriculture and open space, and therefore few people or structures are found within the zone. Continuance of these uses in hazard areas will keep the severity of a potential accident to a minimum.

The hazard boundaries were defined through the use of national accident data and analysis of aircraft operations. More precise hazard areas could be determined through analysis of each airport, and the conditions specific to each in terms of types of operations, weather conditions, and other factors.



- exist. landslide zones *
- landslide / mudslide hazard zones *
- high
- intermediate
- little or no
- active beach erosion **
- Aircraft Accident Hazard Zone
- * Source California Div. of Mines & Geology
- ** Source Ventura County Dept. of Public Works

HAZARDS PLATE IV
SEISMIC & SAFETY ELEMENTS
of the
RESOURCE PLAN & PROGRAM

MAP OF
THE SOUTH HALF OF
VENTURA COUNTY
CALIFORNIA
COMPILED BY THE OFFICE OF THE COUNTY ENGINEER
CONTAINED BY THE SURVEY IS SHOWN OVER A CONTINUED OF PUBLIC RECORDS
GENERAL COUNTY MAP



LIQUEFACTION

DESCRIPTION

By far the greatest threat from an earthquake is the ground shaking that is produced and the resulting direct and indirect effects on man-made structures. In some earthquakes ground shaking results in ground failure, which can have catastrophic effects on structures. Ground failure is most often caused by liquefaction, and can occur on relatively level ground.

Liquefaction can occur when loose, cohesionless, uniform soils saturated with water are subject to ground shaking of sufficient intensity and duration. Liquefaction can be manifested by a range of phenomena, including landslides which can move hundreds of feet, and the development of temporary quicksand-like conditions over substantial areas. The quicksand-like conditions can cause buildings to sink substantially or tilt into the ground, and lightweight buried facilities to float to the surface.

When a saturated sand is subjected to the necessary amount of ground shaking, it tends to compact and decrease in volume; if drainage cannot occur, the decrease in volume increases the pressure of the contained water. If this pressure reaches a point equal to pressure applied from above, the sand loses strength completely, and develops into a liquified state.

Liquefaction can occur at any level of a deposit but usually occurs within the first 40-50 feet. The potential for liquefaction exists wherever there are saturated, loose sand deposits, especially if they are near the surface. In Ventura County, most of the river valleys are susceptible to liquefaction, and most of the Oxnard Plain as well.

EFFECTS

Liquefaction can cause structures to tilt or settle into the ground surface, and possibly collapse if the structures are not designed to resist the imposed stress. These effects are usually associated with liquefaction occurring in surface or near-surface soils, which decreases the foundational support of buildings lying within the liquified zone. Generally, the larger the structure, the greater its potential for settling through liquefaction during an earthquake. Smaller buildings such as single family frame homes are not likely to suffer major damage except in situations where the water table is less than fifteen feet from the surface. Larger buildings, if not designed against liquefaction, can be severely affected, even if anchored down to forty to fifty feet below the surface. In addition, light sub-surface structures such as pipelines and storage tanks can float to the surface during the ground shaking, causing further damage.

When liquefaction occurs in soil layers below the surface, it is subjected to a pressure during ground shaking which is usually relieved by the flow of water and soil to the ground surface. If the flow is large, it can have the same effects as surface liquefaction by inducing a liquified condition at the surface. If the sub-surface liquefaction occurs on a slope, earthquake induced landslides can be the result, especially if the water cannot escape vertically and is forced horizontally along the contact surface. Structures built across the edges of a slide are torn apart in much the same manner as if they were located on a fault.

The secondary effects of liquefaction include the destruction or disruption of the infrastructure (i.e. gas lines, water, sewer, roads, etc.) in an area. Pipelines could be broken either by being floated to the surface or by landslide displacement. Bridge abutments could suffer differential settlement, cutting off roads. Liquefaction can cause the settlement of the soil by several feet in an instant, which can drop some areas below sea level and produce a new shoreline, and require reconstruction to re-establish continuity of roads and utility lines.

Structures can utilize special designs to alleviate the effects of the hazard. Land use controls are the only other methods to reduce the threat to life and property from liquefaction.

FINDINGS

Liquefaction has occurred in the identified hazard zone and can be expected to occur again whenever an earthquake of sufficient intensity occurs. According to many experts, a major earthquake on the San Andreas fault in Southern California is possible within the next fifty years; other smaller earthquakes are also quite likely.

The most severe hazard exists in areas of loose alluvium and high groundwater levels. The severity of the effects depends upon soil properties, the intensity and duration of the shaking and the resultant type of ground failure. Most structures in the hazard zone could be affected if general surface liquefaction were to occur. The residential areas and industrial facilities located on the Oxnard Plain, Pleasant Valley, Ventura River, and Newbury Park, included within the high hazard zone, could possibly sustain major property damage in case of general liquefaction.

The boundaries of the hazard zones are only approximations; effects of liquefaction may vary greatly within a given zone during a given earthquake. Any specific conclusions should be reached on the basis of detailed onsite soils and geologic studies. Special attention is most crucial for locating large structures and critical facilities.

TSUNAMI

DESCRIPTION

Tsunamis (pronounced soo-nom-ee) are large ocean waves that are generated by submarine landslides, volcanic eruptions or earthquakes in or near ocean basins. The waves are commonly referred to by the general public as tidal waves.

These waves have a long wavelength (distance from the crest of one wave to the crest of the succeeding wave) normally over 100 miles, and a very low amplitude (height from crest to trough). Approaching shallow water, their speed decreases from a deep water speed of over 600 m.p.h. to less than 30 m.p.h., as they move across the beach. Wave energy is transferred from wave speed to wave height, forming waves as high as 100 feet.

The waves can arrive on shore in intervals of up to an hour. Since there are usually a number of waves produced in a set, the threat usually exists for as long as 10 to 12 hours. Tsunamis are sometimes preceded by a trough which frequently brings the curious down to the shore to examine what appears to be an extremely low tide. The wave itself may follow the trough by 15 to 45 minutes. Tsunamis can also travel considerable distances inland on waterways, particularly those with shallow gradients.

Although the arrival time of these waves can be predicted by international monitoring programs, such as the Seismic Sea Wave Warning System (SSWWS), the intensity of the wave once it reaches the shore cannot be predicted. The varying intensity of the waves can also result in extensive damage in one area, while causing negligible damage in adjacent areas. Tsunamis have been known to produce devastating effects at distances as much as 10,000 miles away from their origin.

All of the coastal areas in Ventura County are susceptible to tsunamis. The Channel Islands do not provide adequate protection for the county coastal areas because tsunamis can move down the Santa Barbara Channel from the north (originating from the north Pacific), the south (originating from the south Pacific) or be generated along the faults present in the Santa Barbara Channel itself.

EFFECTS

Tsunamis are a threat, not because they are so extensive or frequent, but because the destruction they cause can be devastating. The effects of the waves are confined to the immediate beach area and up to one mile inland in flat areas. The effects are most noticeable on man-made features, however, these effects are usually temporary. The waves can also make more lasting changes to river channels and coastal landforms. Structural damage in the path of a

tsunami is unavoidable, but loss of life can be avoided if the necessary precautions are taken in response to sufficient warning. The SSWWS, in conjunction with local authorities, can provide adequate warnings, unless the tsunami is generated locally, such as within the Santa Barbara Channel. In this case these waves could strike the coast in a matter of minutes.

Tsunamis can also have indirect effects which are not as easy to anticipate or visualize. Tsunamis can contaminate water systems, disrupt power, block or dislocate key transportation systems, generate fires from broken oil and gas tanks or lines, induce flooding from blocked rivers, etc.

While warning systems can alleviate loss of life from tsunamis, they cannot protect property along the coastline. Land use controls can be employed, where deemed appropriate, to reduce the possibility of property loss from tsunamis, and also loss of life where there is no time for a general warning.

FINDINGS

A tsunami threat exists to the entire county coastline. Based upon historic record, the probability of a major tsunami hitting Ventura County seems remote, but due to their unpredictable nature, a tsunami could occur at any time. The last major wave struck the county in 1812, but minor tsunamis have been recorded as recently as 1964.

Historic records in Ventura County (and throughout the world) reveal that the severity of tsunamis vary greatly, but that a major tsunami could cause extensive damage within the designated hazard zone and possible loss of life if the warning system is inadequate.

In the event of a major tsunami, loss of life and property damage would not be as great in unincorporated areas as in the incorporated cities. Nevertheless, numerous small coastal communities could be affected as would many oil production and storage facilities, and vital transportation links.

The validity of conclusions arrived at in this study of tsunamis is a function of the information from which they were derived. It should be noted therefore that while local data is limited, it does provide a basis for making general indications of the areas that would be affected by a major tsunami and that damage would occur.

SEICHE

DESCRIPTION

A seiche (pronounce sash) is a wave or series of waves or oscillations, set up in an enclosed or partially enclosed body of water by wind, earthquake or landslide.

In a large body of water, wind can set up an oscillation that will send waves above the normal waterline. This type of seiche usually occurs only when the body of water is located in an unusual position in relation to local wind patterns.

The most common seiches are set up in lakes and bays, either directly or indirectly by earthquakes. The shaking of an earthquake can set up large and destructive oscillations that can send waves tens of feet above normal lake level. Indirectly, tsunamis, by causing a rapid change in sea level or more commonly by the wave itself, can set up smaller internal oscillations in bays and harbors. Fault displacement can either displace a quantity of water or tilt the lake bed suddenly, producing waves by either effect. Landslides, whether triggered seismically or in some other manner, can be the most destructive type of seiche because of the massive waves they are capable of producing.

The hazard exists in all the lakes in the county, the two marinas and the harbor. The lakes that are impounded by earth-fill dams could have the greatest hazard potential (Lake Bard, Lake Piru and Lake Casitas) due to the possibility of the waves over-topping the dam and washing out. The Santa Clara River Valley could be affected by seiche caused dam failure on Castaic or Pyramid Reservoirs.

EFFECTS

The primary threat from a seiche is to structures and facilities very near a lake, harbor or bay, such as boats, wharves, campgrounds and buildings. The secondary effects of a seiche can often produce more damage than the seiche itself, and pose a significant threat to life. Large seiches can over-top the dams of man-made lakes and reservoirs, causing flooding in the areas downstream. This over-topping can also wash out earth-fill dams, causing their complete collapse.

The duration of seiches is usually on the order of only a few minutes, unless generated by a tsunami lasting several hours. Their extent is usually limited to about 10 or 20 feet above the water level, however, a landslide can displace a wave that could travel hundreds of feet up the opposite shore of a body of water.

There is no way to alleviate the effects of possible seiches except by prohibiting construction within the hazard area. The hazard could also be minimized by restricting development which could promote landslides into water bodies subject to seiche.

FINDINGS

A hazard from seiches does exist in the county, but the threat is considered remote. Only facilities in or very near, enclosed bodies of water could be immediately affected. The over-topping of dams by seiches, however, could cause significant adverse effects downstream.



- liquefaction potential*
- high - water table less than 15' from surface
 - moderate - water table 15' to 40' from surface
 - water bodies subject to seiche*
 - tsunami hazard zone*

source:

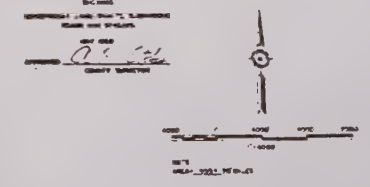
- ventura county department of public works
- ventura county planning department

HAZARDS PLATE V
SEISMIC & SAFETY ELEMENTS
of the
RESOURCES PLAN & PROGRAM

prepared by
ventura county planning department

october, 1974

MAP OF
THE SOUTH HALF OF
VENTURA COUNTY
CALIFORNIA
DEPICTED BY THE OFFICE OF THE COUNTY SURVEYOR
DIVISION OF THE SURVEY & MAPPING DIVISION, OFFICE OF PUBLIC WORKS
GENERAL COUNTY MAP



SUBSIDENCE

GENERAL DESCRIPTION

Subsidence, or the sinking of the land surface, is a worldwide problem. In general, there are six basic causes of subsidence, two natural and four the result of human actions. Natural subsidence can occur as a result of the normal settling of the ground, or as a result of tectonic forces such as down warping. Man-related causes are associated with: ground water withdrawal, oil or gas withdrawal, hydrocompaction, and peat oxidation. Subsidence caused by ground water withdrawal, which generally occurs in valley areas underlain by alluvium, is the most extensive type of subsidence and has the most costly impacts. Of the six causes, all but peat oxidation may be associated with subsidence in Ventura County.

The process by which subsidence caused by ground water withdrawal occurs basically involves the substantial or initial (first time) extraction of water from an unconsolidated artesian aquifer. As the water is removed from the aquifer, the total weight of the material above it (the overburden) which the water used to help to support is placed on an alluvial structure. If such structures are unconsolidated, they can be compressed, resulting in subsidence.

If fine-grained silts and clays make up a portion of the aquifer, the additional load caused by the withdrawal of water and its support can squeeze the water out of these layers and into the coarser grained portions of the aquifer. All of this compaction produces a net loss in volume and hence a depression in the land surface. A very similar sequence of events leads to subsidence with oil and gas withdrawals.

Subsidence also can and does occur as a natural process. It can result from the settling of geologically new sediments and down-warping which accompanies crustal folding. Perhaps the most hazardous type of natural subsidence is that which might be caused by seismic shaking. Liquefaction of fine-grained materials during an earthquake would cause a loss of ground support and the surface could consequently settle very rapidly.

A very significant area in Ventura County is experiencing subsidence. This area includes the entire Oxnard Plain and extends up the Santa Clara River Valley. Records up to 1968 show a dozen benchmarks in this area that have settled about a foot in a fifteen to twenty year period. Four possible causes of subsidence in Ventura County have been cited: natural consolidation of alluvium, tectonic deformation, water extraction, and/or oil extraction.

EFFECTS

Subsidence which results from ground water withdrawal can be responsible for damage to various types of structures. Those most

seriously affected are long surface infrastructure facilities which are sensitive to slight changes in gradient. Within this group are: wells, canals, sewers and drains which have experienced functioning and structural failures. In a 1970 projection, losses to the year 2000 were estimated to reach \$26,000,000 for subsidence in California, water withdrawal subsidence accounting for a large part of this.

Subsidence caused by oil and gas extraction is similar in effect to that caused by water extraction. In one example, oil extraction was responsible for \$100,000,000 in damages to various facilities and structures in the Long Beach area.

Subsidence has the secondary effect of leaving an area more susceptible to damage from coastal and river flooding, by allowing water to flow more easily into low areas further depressed by subsidence. Also, beach erosion can increase as a result of the subsidence of coastal areas. Another secondary effect is that services can be disrupted with damage from subsidence to facilities such as canals, sewers, wells, pipelines and drains.

If human activity, such as the extraction of fluids, is determined to be the cause of subsidence, then regulatory measures such as providing surface water to areas with dropping ground water tables could halt the subsidence. However, if natural processes are responsible, control is much less easily exercised assuming it is even possible.

FINDINGS

A subsidence problem in the county does exist, mainly in the Oxnard Plain. It is probable that it will continue, possibly at an increasing rate if extraction of fluids from this area is increased.

Measurements to date indicate that a maximum drop on the order of 1.5 feet has occurred over the past 20 years in some areas of the Oxnard Plain. Further surveying is continuing and should better define the magnitude of this problem.

Property damage due to subsidence can and does occur over a long period of time. Loss of life would occur only as a secondary effect of subsidence, say as the result of flooding. Drainage courses, wells and utility lines are potentially the most vulnerable to damage.

A possibility exists that some potential subsidence damage can be controlled. However, little can be done until a more detailed determination is made of the cause or causes of subsidence, as well as its rate.

EXPANSIVE SOILS

GENERAL DESCRIPTION

Expansive soils are those which are clayey, expand or swell when wetted and contract or shrink when dried. Wetting can occur in a number of ways: absorption from the air, ground water fluctuations, lawn watering, broken water or sewer lines, etc.

The expansion of soils can exert tremendous force. As an expansive soil expands and contracts it tends to move downslope in response to gravity. This produces downslope soil creep in hillside areas, and is the only area subject to expansive soils which must continue to receive special attention in Ventura County. The hazard is scattered throughout Ventura County, and merits soil tests at each specific site to detect it, because of its localized nature.

EFFECTS

These soil movements can cause structural damage to houses, buildings, roads, pavement, pipelines, reservoirs, swimming pools, canals, and utilities of all types. It can happen in two ways. First, the expansion of the soil can cause it to heave and thus place direct pressure on a structure. Alternatively, soil expansion can lead to the loss of support under part of a structure. This can occur during swell conditions if the saturated soil shifts due to the weight of the structure, or in dry conditions if the soil shrinks and support is withdrawn.

Damage to houses can range from the impaired functioning of doors and windows through plaster and foundation cracks to total destruction in extreme cases. Often water from a leaking sewer line is responsible for causing the soil expansion which damages a home.

The main secondary effect of expansive soils to structures not designed against the condition is monetary loss, and the problems associated with blighted housing - vacancies, vandalism, lower property values in adjoining areas.

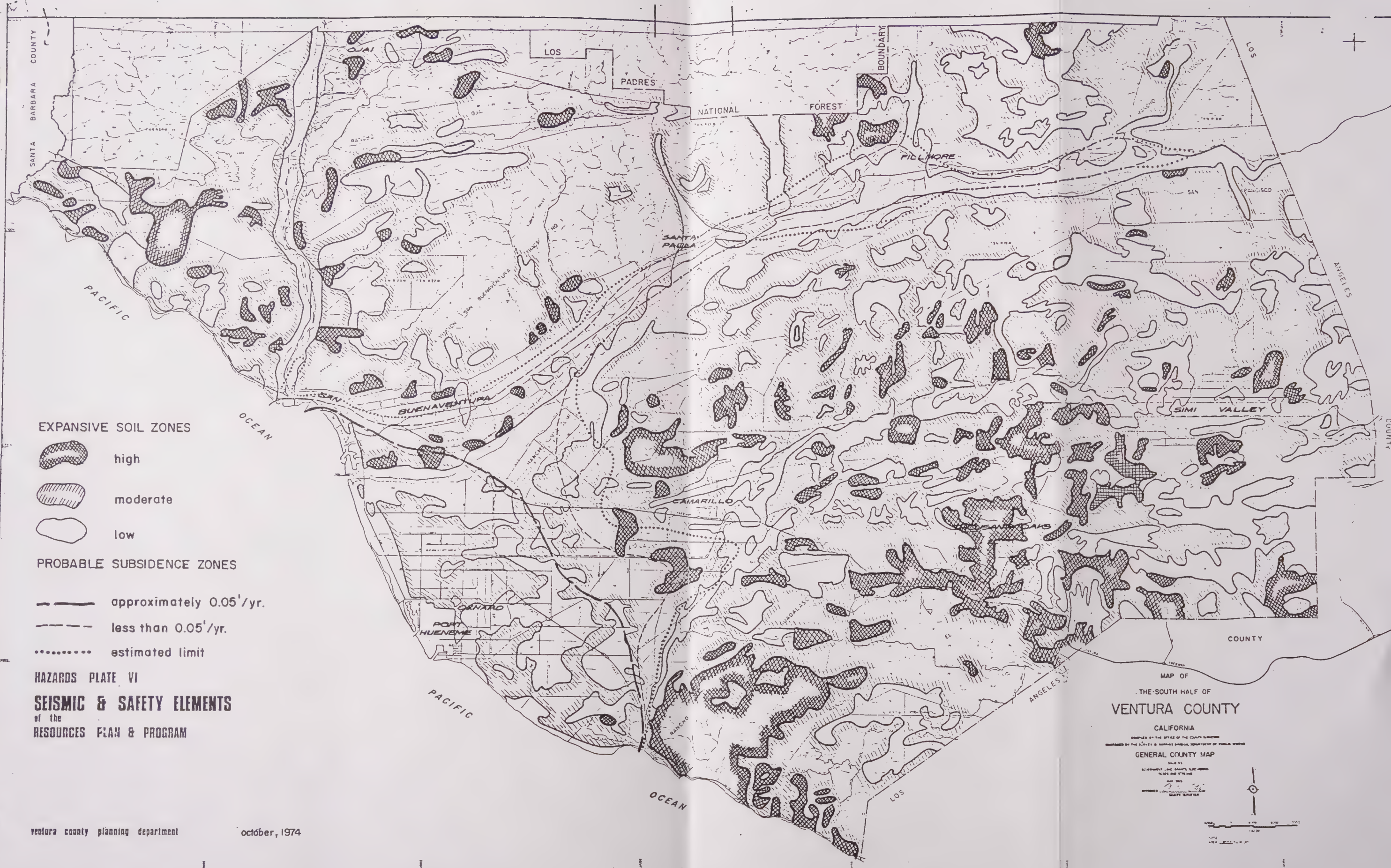
Various foundation construction techniques and special engineering designs can alleviate the hazard. Soil tests to measure the degree of expansiveness are used to reveal the type of corrective measures needed.

FINDINGS

Soils of varying degrees of expansiveness can be found throughout most of the county. With the county's seasonally rainy/dry periods, it can be assumed that local soils will have the opportunity to shrink or swell if they have significant clay content.

Historically, expansive soils have caused considerable damage in Ventura County. The damage has occurred to homes shortly following their construction. Since the initial damage was done, however, the problem has been studied and corrective construction techniques have been developed. This has allowed construction even in areas where the hazard is severe. Through proper investigation and design, the potential for damage can be eliminated.

Basically, the information is available to protect property from damage caused by expansive soil. Soil tests can reveal if a problem exists and, if it does exist, the degree of hazard can be defined. Proper foundation construction can prevent damage if a threat is shown to be present. Therefore, the only action necessary to prevent damage from expansive soils is a process which requires the appropriate information be developed and applied to the specific site. Expansive soils are generally localized in occurrence, so relying on the designation of hazard zones on a county-wide basis is usually not adequate for purposes of providing protection.



EXPANSIVE SOIL ZONES

- high
- moderate
- low

PROBABLE SUBSIDENCE ZONES

- approximately 0.05' / yr.
- less than 0.05' / yr.
- estimated limit

HAZARDS PLATE VI

SEISMIC & SAFETY ELEMENTS
of the
RESOURCES PLAN & PROGRAM

MAP OF
THE SOUTH HALF OF
VENTURA COUNTY
CALIFORNIA
COPIED BY THE OFFICE OF THE COUNTY ENGINEER
BASED ON THE SURVEY & MAPS OF THE DEPARTMENT OF PUBLIC WORKS
GENERAL COUNTY MAP

SCALE 1:50,000
SHEET 1 OF 2
DATE 1974
COUNTY ENGINEER



FIRE

Description

In Ventura County, the climate is warm and dry, with gentle winter rains and clear summer skies. The golden hills and mountains, with brush and oaks at low elevations and pine forests at the ridge tops, provide spectacular views and recreation opportunities all year long. However, these same amenities make Ventura County one of the most hazardous fire areas in the country.

The climate in this area is generally referred to as "mediterranean", with rainfall concentrated in the most efficient months, during the cool winter when there is less evaporation. These winter rains are stored in the ground and in the vegetation to assist it over the summer drought, which is the dominant characteristic of this climate. It begins usually in May and often lasts into November.

A local weather variation which aggravates the already fire hazardous situation is the Santa Ana winds. The dryness which they bring from desert areas desiccates the vegetation with a thick layer of dead material, extreme dryness, and high winds to provide oxygen. The resulting fire can spread very rapidly, particularly on steep hills which frustrate fire suppression attempts.

Effects

In the short run, fire has its most widespread effects on the natural environment. However, in some ecosystems wild fires in the longer run are actually beneficial. The chaparral associations contain large number of plants that require fire to produce or thrive, and when these associations burn they are actually improved.

Damage to man-made improvements account for most of the dollar loss from wildfires. Developments in hillside areas are all to often located in dangerous brush covered area, and built with flammable materials. Other facilities are also affected, such as high tension power lines and other utilities and facilities located in the hazard zone already dried by the summer drought.

Southern California's natural vegetation has adapted to this summer drought cycle. Grass and wildflowers, the annual plants, pass through the active phases of their life cycles in early spring and go to seed and die in early summer, leaving dry material which increases the fire hazard. The perennial plants, such as the sage, shed a portion of their leaves during summer drought and develop waxy coating on leaves to cut down evapotranspiration. Unfortunately, these adaptations are major

contributors to the extreme flammability of the Chaparral and other plant associations which cover most of the steep hills between the beach and the pine covered hilltops.

It should be noted that fire is a normal condition in Southern California. Before European settlers arrived, the vegetation became adapted to natural fires, or those set regularly by Indians to drive out game. Ironically, the longer an area goes without burning, the more fuel there is ready to burn. Thus, the more effective we are in preventing fires, the more likely they are to occur. Fires are usually ignited by man; natural causes, such as lightning, are now relatively minor causes of local fires. Although many fires are started every year, few of them actually develop into major brush fires. The optimum condition for large fires is heavy vegetation. Occasionally, homeowners are injured or killed when they do not evacuate their homes or are trapped without warning by wild-fires. The largest number of deaths and injuries occurs to the fire fighters themselves.

The secondary effects of the hazard include increased mudslides and mudflows as fires remove vegetations which stabilize soil and reduce erosion from heavy rains. Public facilities are strained by fires, water supplies deleted, power lines are downed, telephone systems are disrupted, flood control facilities are clogged by the increased debris flow, and recreational areas are shut down. Some vegetational associations suffer long-term damage from fires, such as coniferous timber sta-

Findings

Fires erupt every year in Ventura County. The areas that have high brush and have not been burned for quite some time are probably the most susceptible. Most areas of high hazard have burned at least once within the last fifty years. Therefore, these areas could be expected to burn again in the next fifty years unless some method of fuel management is undertaken.

The effects of a wildfire on an area depend a great deal upon the preventive measures and recovery actions following the fire. The various fire agencies will make every possible effort to save structures during a fire but then effectiveness depends upon the preventive measures taken before the fire, such as clearing brush, installing fire-resistant roofs, keeping an adequate supply of water and providing access for fire equipment. After the fire, reseeding efforts can reduce the risk from mudslides.

Those communities located adjacent to the hazard areas could be affected but there are few facilities located in the hazard zone that are not adequately protected. There are, however, some particularly hazardous lightly populated locations that could be severely damaged in the event of a major fire.

Although the data regarding hazard zones is somewhat generalized and was compiled from older sources, it is adequate for planning purposes since the vegetation zones change very little in the long run.



fire hazard

extreme

moderate

low

SOURCE: U. S. GEOLOGICAL SURVEY & CALIFORNIA DIV. OF FORESTRY

HAZARDS PLATE VIII

SEISMIC & SAFETY ELEMENTS

of the

RESOURCES PLAN & PROGRAM

prepared by

ventura county planning department

october 1974

MAP OF
THE SOUTH HALF OF
VENTURA COUNTY
CALIFORNIA

GENERAL COUNTY MAP



HAZARDS PLATE VIII
SEISMIC & SAFETY ELEMENTS
of the
RESOURCES PLAN & PROGRAM

FINE HAZARD

EXTREME

MODERATE

SOURCE: VENTURA COUNTY PLANNING DEPARTMENT
FROM AERIAL PHOTOGRAPHS

ventura county planning department oct. 1974.

□ PRIVATE LANDS WITHIN NATIONAL FOREST

MAP OF
THE NORTH HALF OF
VENTURA COUNTY

CALIFORNIA

REPRODUCED BY THE OFFICE OF THE COUNTY ENGINEER
FROM THE COUNTY & GENERAL DISTRICT DEPARTMENT OF PUBLIC WORKS

GENERAL COUNTY MAP

LEGEND
LAND OWNERSHIP
COUNTY LINES
TOWNSHIP LINES
SECTION LINES



particular structure is largely dependent on its condition and the intensity of the forces affecting it.

Secondary effects resulting from the damage of structures, include: the disruption of transportation, communication and power systems, and critical facilities such as fire stations, hospitals and communication centers. In times of disaster, these critical systems and facilities are essential for mitigating disaster effects. Another secondary effect is the cost of rebuilding. The replacement of buildings is often more expensive than when originally built. Some things can never be replaced.

Since reinforcement during construction adds only 1-2% to the cost of the project, it is not very practical to exclude sufficient reinforcements from structural design.

FINDINGS

From the evidence and the studies of geologists, it can be concluded that, the advent of a major earthquake occurring in or near Ventura County is inevitable. From the past performance of structures in earthquakes, it can be assumed that a significant hazard does exist in Ventura County. The probability of occurrence of the hazard can be reduced to a minimum through careful land use planning and adequate reinforcement of structures against seismic forces.

Should an earthquake affect the area, there could be substantial loss of lives and property. Gas, water and sewage lines could be disrupted and may be difficult to re-establish rapidly. Damage and disruption to transportation, power and communication systems, and critical facilities such as fire stations, hospitals and communication centers would increase the severity of the damage and decrease the chances for immediate disaster relief. Other facilities such as dams could have catastrophic effects if they failed.

There is a wealth of information on the ability of structures to withstand lateral forces and much of this has been documented in studies of the San Fernando earthquake. However, specific information on Ventura County's seismic structural deficiencies has not been accumulated. The findings found here are mainly based on experiences of other areas and some studies on the effects of past earthquakes in Ventura County.

The following recommendations are offered for consideration and adoption by the Board of Supervisors either acting on behalf of county government or on behalf of the Special Districts for which the Board acts as the governing board. It is recommended that:

GENERAL

1. The Board of Supervisors adopt the Seismic Safety and Safety Elements.
2. The Board of Supervisors certify the Negative Declaration for the Seismic Safety and Safety Elements.
3. In the review of proposed vital structures (such as: hospitals, schools, public services and buildings) and critical facilities (such as: power plants and water works) and facilities that could provide a substantial threat to the population (such as oil storage facilities) county staffs when applicable be instructed to require of developers any necessary information relative to hazardous conditions which may affect their proposal, and further require the developer to specify the actions intended to alleviate identified hazards.
4. All agencies involved in warning and evacuation activities be instructed to periodically review and update, if necessary, their plans and procedures in light of the hazards defined and described in these elements or any future studies.
5. The Board of Supervisors support the concept of uniform development standards and encourage county staffs to coordinate on a continuing basis with all entities within the county in the creation of such standards.
6. The Board of Supervisors direct staffs to pursue, when appropriate, further investigation of the significant hazards affecting the county, and that these investigations be done in cooperation with the other jurisdictions in the county.

FAULT DISPLACEMENT

7. The Board of Supervisors direct county staff to develop a proposal for submittal during the 75-76 budgetary process outlining the feasibility of preparing the necessary ordinances to implement

the modified policies and criteria of the State Mining and Geology Board, in the administration of Fault Displacement Special Studies Zones, as shown on Hazard Plate I. (see Option 13, page II-33)

GROUND SHAKING

8. The Board of Supervisors direct staff to pursue, when feasible, the compilation of more complete data concerning the ground shaking hazard. In the interim, the Board adopt the Hazard Zones as designated on Hazard Plate II and direct staff to utilize them for regional and local plans and special studies, and to guide future investigations of the hazard.

FLOODING

9. The Board of Supervisors direct staff to investigate and develop when appropriate, any necessary ordinances to implement the National Flood Insurance Act and to maintain the county's eligibility for National Flood Insurance.

LANDSLIDE/MUDSLIDE

10. The Board of Supervisors direct the County Planning Division to develop a proposal for submittal during the '76-'76 budgetary process outlining the feasibility of preparing a Hillside Development Ordinance.
11. The Board of Supervisors adopt the Hazard Zones as designated in Hazard Plate IV and designate staff to utilize them for regional and local plans and special studies, and to guide future investigations of the hazard.

BEACH EROSION

12. The Board of Supervisors direct all applicable agencies to:
 - a. carefully consider any proposals for direct alteration of shoreline configurations, or structures which protrude into the ocean, including groins, jetties, seawalls and breakwaters; in order to determine the impacts and, if feasible, avoid or rectify said impacts.
 - b. give consideration in the design of necessary flood control/water retention structures, such as dams and debris basins, to the potential effects of sand retention and other related impacts.

These considerations should take into account the cumulative impacts of proposals and should be accomplished before substantial financial commitments are made.

13. The Board of Supervisors direct the Public Works Agency to consider in its proposed beach management program and encourage the Corps of Engineers to consider in its 1978 Shoreline Study the following items:
- a. the evaluation of the impacts of riverbed mining operations upon sediment transfer.
 - b. the development of programs for the preservation and or stabilization of existing sand dunes, and the construction of artificial dunes where appropriate.
 - c. the development of standards to be utilized in the prevention of property damage in beach erosiveness.
 - d. the more thorough and specific definition of known beach erosion zones.
 - e. the development of a program to monitor shoreline fluctuations on a continuing basis in order to estimate current erosion, as well as establish baseline data for future studies.

AIRCRAFT ACCIDENTS

14. The Board of Supervisors authorize Planning staff to draft interim land use guidelines relative to near-airport Hazard Zones as designated on Hazard Plate IV. Such guidelines, once adopted, shall remain in effect until such time as new guidelines are promulgated as a result of the Ventura County-Oxnard Airport Redevelopment Plan.

LIQUEFACTION

15. The Board of Supervisors direct staff to pursue, when feasible, the compilation of more complete data concerning the liquefaction hazard. In the interim, the Board adopt the Hazard Zones as designated on Hazard Plate V and directs staff to utilize them for regional and local plans and special studies, and to guide future investigations of the hazard.

TSUNAMI

16. The Board of Supervisors direct the Sheriff's Department and the Office of Disaster Services to review and update if necessary, the County Basic Plan. The Board further directs that the name of this plan be changed to: Basic Plan - Seismic Sea Wave Warning - Evacuation.
17. The Board of Supervisors adopt the Hazard Zone on Hazard Plate V and direct staff to utilize it for

study purposes. The Board further directs the replacement of the present warning area map in the County Basic Plan with the adopted hazard zone.

SEICHE

18. The Board of Supervisors adopt the Hazard Zone as designated in the Seiche hazard chapter of the Seismic and Safety Element and direct staff to utilize them for regional and local plans and special studies, and to guide future investigations of the hazard.

SUBSIDENCE

19. The Board of Supervisors support the ongoing Southern California Cooperative Level Network Program participation by the County Surveyor and direct the Planning Division to modify the present hazard zones as the leveling program progresses. In the interim, the Board adopts the Hazard Zones as designated on Hazard Plate VI and instructs staff to utilize them for regional and local plans and special studies and to guide any future investigations of the hazard.

EXPANSIVE SOILS

20. The Board of Supervisors continue to support the existing regulations and programs which are adequately dealing with the hazard. That the state of the art be continuously monitored and that existing regulations and programs be modified as conditions warrant.

FIRE HAZARD

21. The Board of Supervisors direct the Planning Division to prepare a proposal for submittal during the '75-'76 budgetary process outlining the feasibility of conducting a detailed study of fire hazard areas, based upon criteria in the National Fire Danger Rating System. This study should be undertaken in cooperation with the U.S. Forest Service and the County Fire Protection District, and should be used if applicable to identify areas to be given priority in future fuel management programs.
22. The Board of Supervisors support the Los Padres National Forest controlled burn program as a wildfire prevention tool, along with fuelbreaks and other fire prevention measures.

STRUCTURAL DEFICIENCIES

23. The Board of Supervisors direct the Building and Safety Division of the Environmental Resource Agency to prepare a proposal for submittal during the '75-'76 budgetary process outlining the feasibility of a program to evaluate

existing vital and critical facilities for their conformance to the Uniform Building Code and at the completion of that program report back with priorities for upgrading of any structural deficiencies discovered.

General Plan

							RECREATION
--	--	--	--	--	--	--	------------

OJAI CITY COUNCIL

RESOLUTION NO. 87-10

A RESOLUTION OF THE OJAI CITY COUNCIL
APPROVING GENERAL PLAN AMENDMENT GPA 87-1
ADOPTING A RECREATION ELEMENT
FOR THE CITY'S GENERAL PLAN.

BE IT RESOLVED by the City Council of the City of Ojai, California, as follows:

SECTION 1. The recreation amenities of Ojai Valley have been long valued by local residents and visitors alike. The natural composition of the Ojai Valley facilitates a wide variety of outdoor recreational activities and contributes to the overall beauty of the City and its quality of life. Numerous recreational activities are available. They range from hiking and horseback riding to tennis and golf.

The amount, distribution, and accessibility of recreational land within a community are important in the development of an adequate park and recreation system. An overall recreation system must be developed with facilities that will meet the diverse needs of all residents. By providing regional and community parks, trails, and other recreational amenities, open recreational spaces contribute to the health and well being of local residents.

The Recreation Element of the Ojai General Plan is a planning tool prepared to meet the recreational needs of the community. These needs have been identified by City staff, the Ojai Parks and Recreation Commission, and active community leaders and citizens. The Ojai Parks and Recreation Commission serves the community by voicing the recreational needs of the community, and formulating plans, programs, and other methods by which to improve the recreational opportunities available to residents. The commission's participation in formulation of this Element reflects future recreational needs and plans of Ojai.

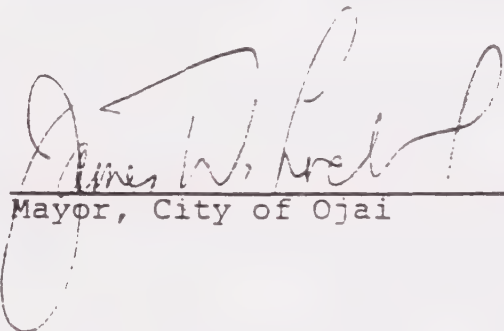
SECTION 2. After taking public testimony and hearing evidence from City staff and the consultants preparing the Recreation Element, the City Council finds, pursuant to the findings set forth in the staff report dated February 24, 1987, that the proposed General Plan Amendment to adopt a Recreation Element of the General Plan satisfies the requirements of law for a General Plan Amendment.

SECTION 3. The City Council finds that a Negative Declaration prepared for the Recreation Element meets all applicable requirements of the California Environmental Quality Act and there is no substantial evidence that GPA 87-1 will result in a significant effect upon the environment. The Council has considered and hereby approves the Negative Declaration.

SECTION 4. The City Council hereby approves GPA 87-1.


PASSED AND ADOPTED this 24th day of March, 1987, by the following roll call vote.

AYES: DeVito, McDevitt, Shelley, Olsen, Loeb
NOES: None
ABSTAIN: None
ABSENT: None



Mayor, City of Ojai

ATTEST:



City Clerk, City of Ojai

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)
)
CITY OF OJAI)

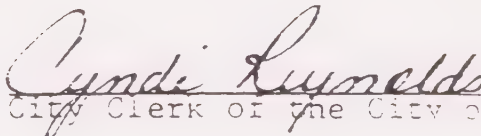
I, CYNDI REYNOLDS, City Clerk of the
City of Ojai do hereby certify that the above and
foregoing Resolution was duly passed and adopted by
the City Council of said City at a regular meeting
thereof held on the 24th day of March, 1987
by the following vote:

AYES: DeVito, McDevitt, Shelley, Olsen, Loeb

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed the official Seal of said City this
24th day of March, 1987


City Clerk of the City of Ojai

SEAL

OJAI RECREATION ELEMENT

Introduction

BACKGROUND AND PURPOSE OF THE ELEMENT

The recreational amenities of Ojai Valley have been long valued by local residents and visitors alike. The natural composition of the Ojai Valley facilitates a wide variety of outdoor recreational activities and contributes to the overall beauty of the City and its quality of life. Numerous recreational facilities are available. They range from hiking and horseback riding to tennis and golf.

The amount, distribution, and accessibility of recreational land within a community are important in the development of an adequate park and recreation system. An overall recreation system must be developed with facilities that will meet the diverse needs of all residents. By providing regional and community parks, trails, and other recreational amenities, open recreational spaces contribute to the health and well being of local residents.

The Recreation Element of the Ojai General Plan is a planning tool prepared to meet the recreational needs of the community. These needs have been identified by City staff, the Ojai Parks and Recreation Commission and active community leaders and citizens. The Ojai Parks and Recreation Commission serves the community by voicing the recreational needs of the community and formulating plans, programs and other methods by which to improve the recreational opportunities available to residents. The commission's participation in formulation of this Element reflects future recreational needs and plans of Ojai. The Element is composed of the following planning components:

- Definitions and categories of recreational requirements and opportunities;
- Inventory of existing facilities (included in the Ojai MEA);
- Identification of recreational issues and needs;
- Goals and Policies to guide recreational activities and development;
- Implementing Programs to attain defined Goals and Policies;

ASSUMPTIONS/DEFINITIONS

This Element has been prepared pursuant to State General Plan requirements. It is in conformance with the overall General Plan Goals of the City of Ojai. The Element strives to develop, enhance and maintain optimum recreation opportunities of present and future Ojai residents and visitors.

Base data for the Recreation Element was derived from the Master Environmental Assessment (MEA) Recreation Section. The MEA section provides a complete recreation facilities inventory based on research of existing and proposed recreation facilities in the Ojai Sphere of Influence (see MEA "Recreational Facilities Matrix").

The MEA Recreation section was utilized to identify recreational issues and needs of the Ojai community. The Goals, Policies, and Programs of this Element were then created in response to the identified issues.

Definitions and examples are provided below as a reference to categorization of, and standards, for recreational facilities in this General Plan Element.

Recreation

Recreation may be defined as the refreshment of one's mind or body through activity that amuses or stimulates.

Park

An area of land set aside for public recreational use is the common understanding of "Park". Two categories of parks discussed in this General Plan include:

Regional/County Parks

These parks include regional facilities operated by the County of Ventura. They attract people from a wide range of age and interest. Examples of County parks in Ojai's Planning Area include Soule Park and Camp Comfort. These widely utilized facilities provide recreational opportunities to Ojai Valley and Ventura County residents.

Local/Community Parks

Local/community parks generally provide facilities to serve the daily needs of a defined neighborhood or community. Facilities may include: open areas for passive recreation; active sport areas, e.g., baseball and court games; and neighborhood activity centers. A local park may be a small neighborhood park (less than 5 acres) such as Daly Park or a larger city park such as Sarzotti Park or Libbey Park and it may have specialized facilities used for community recreation needs.

Trails

Trails are defined in this Element as paths designed to accommodate hiking, horseback riding and bicycling through an area and they may or may not be removed from vehicular traffic.

Trails are categorized in this Element according to function. Types of trails discussed in this General Plan include:

- Hiking
- Equestrian
- Bicycling

In some cases one trail will serve two functions as in the case of a hiking/equestrian trail. These trails may also be used by off-road (mountain) bicycles. Bicycle routes and some equestrian trails may exist on or adjacent to streets; hiking trails occur primarily in the nearby hills of Ojai or the back country of Los Padres National Forest to the north.

Existing and proposed trails, as identified on the Master Plan of Trails of the Recreation Element, are also classified according to purpose. "**Primary Trails**" are those routes that are a portion of a regional system. They are used mostly for recreation but may be used for commuting purposes to locations outside the city. "**Secondary Trails**" are those located within the city that primarily serve local needs.

Specialized Facilities

These facilities provide specific recreational opportunities for local or regional use. They usually have an individual element of attraction. The facility may exist alone or be within a park, school, or other larger facility, and may be privately or publicly owned and operated. Examples include:

- Arts, Museums, and Cultural Centers
- Auditoriums/Amphitheaters
- Botanical Gardens/Nature Center
- Campgrounds
- Equestrian Centers
- Festival Grounds
- Golf Courses
- School Playing Fields
- Vista Points/Scenic Areas
- Water Activity Areas (e.g. fishing, swimming, boating)

Preserves

An area of land that is highly valued for its natural condition, unique scenic/aesthetic resources, biological resources, geologic phenomena or cultural significance may be classified or considered for designation as a Preserve. It is generally protected in its natural state from extensive urban development in order to maintain or enhance the aesthetic, natural quality of an area. An example of an existing Preserve is the Los Padres National Forest located to the north of Ojai.

LEGAL AUTHORITY

This Element of the General Plan is not mandated by State planning legislation. Instead, the subject of parks and recreation is included as an integral component of two other Elements, namely, Land Use and Open Space. Section 65302(a) of the Government Code of the State of California stipulates that the General Plan shall include:

"A land use element which designates the proposed general distribution and general location and extent of the land for housing, business, industry, open space, including agriculture, natural resources recreation, and enjoyment of scenic beauty, education,..."

and Section 65560 states that all cities and counties in California must adopt...

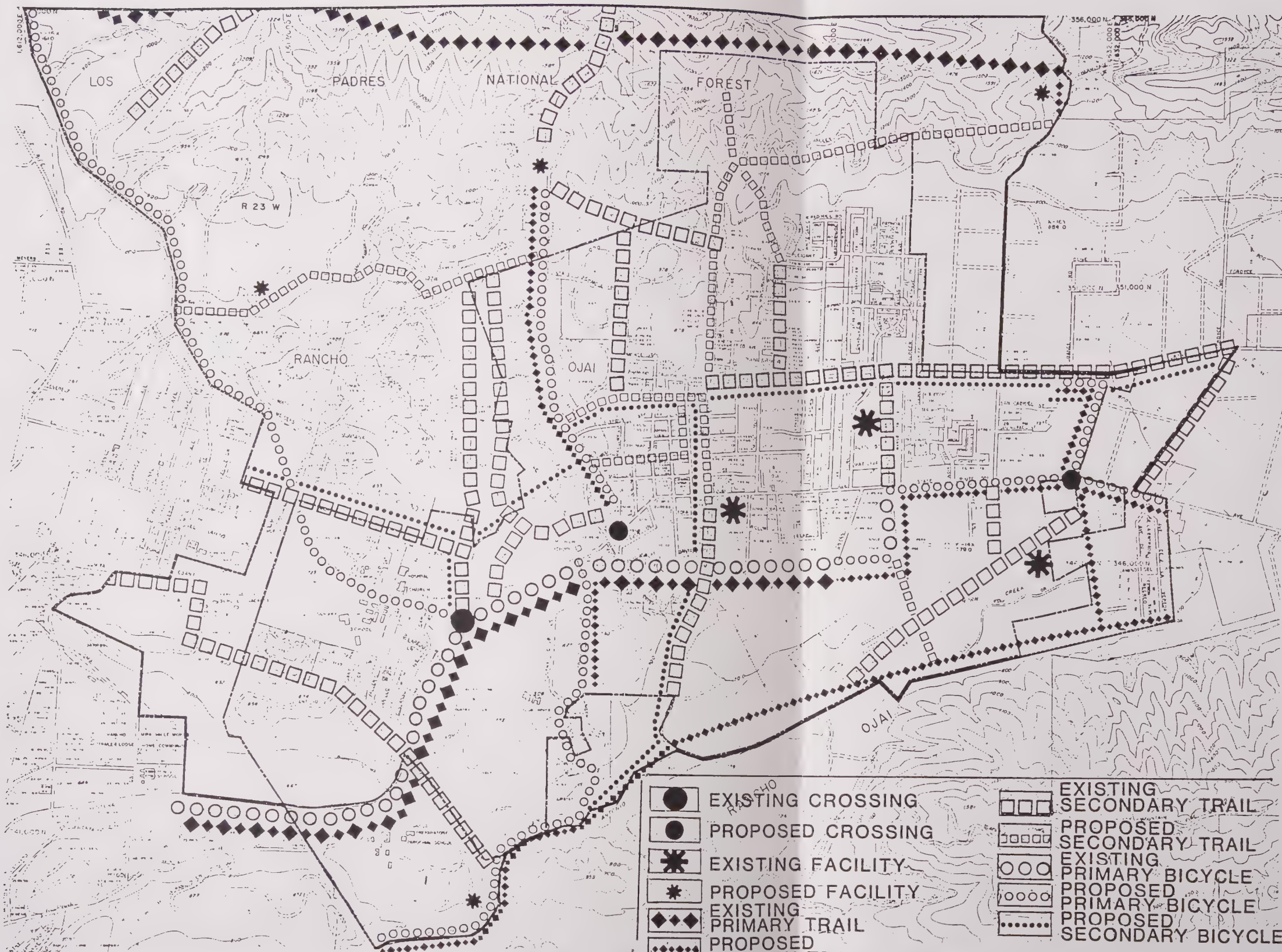
"A local open space plan for the comprehensive and long range presentation and conservation of open space land within its jurisdiction...including, but not limited to, areas of outstanding, scenic, historical and cultural value, areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams, trails, and scenic highway corridors."

Recognizing the important functions served by parks and recreation facilities in the Ojai community, the City of Ojai has chosen to expand this subject into a separate General Plan Element. This approach is permitted by Section 65303 of the California Government Code which states the following:

"...general plans may include the following element or any part or phase thereof: (a) A recreation element showing a comprehensive system of areas and public sites for recreation, including the following, and, when practicable, their location and proposed development: (1) natural reservations, (2) parks, (3) parkways, (4) beaches, (5) playgrounds, and (6) other recreation areas."

Although this Element of the General Plan is not mandated, community certification for all federal and most State open space and conservation funding programs requires the preparation of a Parks and Recreation Element.

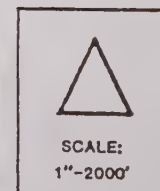
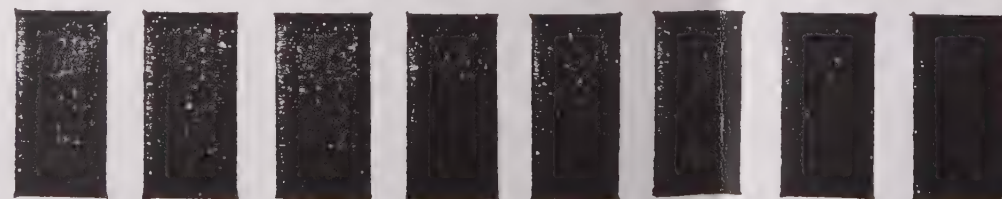
The Index Matrix within the Introduction Section of this General Plan provides an index/reference of State General Plan requirements and under which sections of the Ojai General Plan the State requirement is fulfilled.



MASTER PLAN OF TRIALS

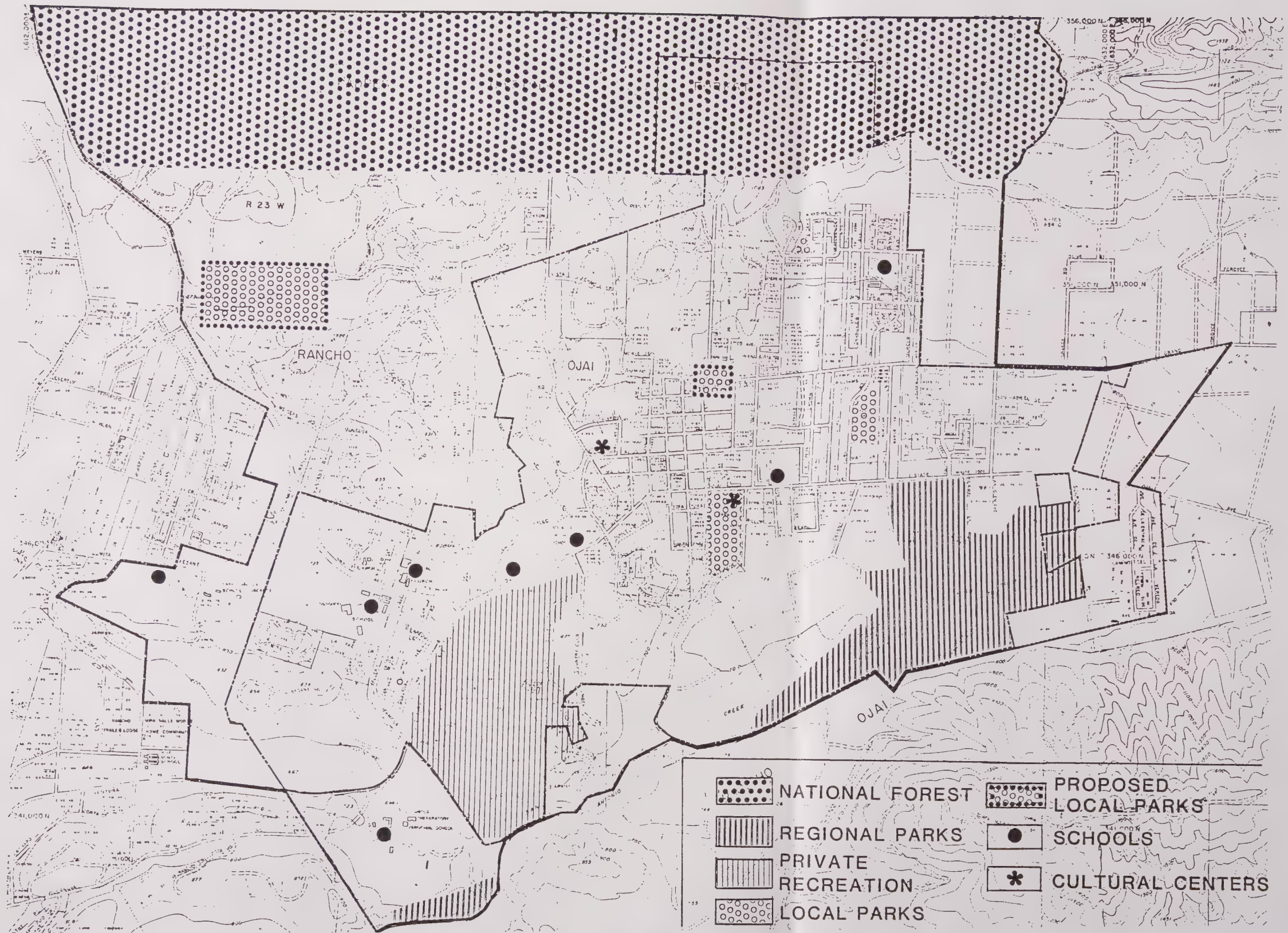
GENERAL PLAN

CITY OF OJAI



SOURCE: SANCHEZ TALARICO ASSOC. INC.

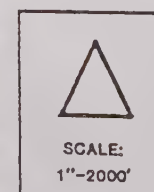
EXHIBIT REC-2



RECREATION ELEMENT MAP

GENERAL PLAN

CITY OF OJAI



SOURCE: SANCHEZ TALARICO
ASSOC. INC.

EXHIBIT REC-1

OJAI RECREATION ELEMENT

Issues and Needs

OVERVIEW

Recreational opportunities in Ojai are numerous. The area is known for its scenic beauty, natural resources and recreational amenities. Types of facilities and activities are defined and categorized in the above paragraphs for reference. An inventory of existing recreational facilities is provided on Exhibit REC-1. The Recreation Element Map further illustrates types and locations of existing and proposed facilities; the Master Plan of Trails depicts existing and proposed bicycle, equestrian and hiking trails.

The General Plan inventory, analysis, and Goals, Policies, and Programs of recreation facilities is divided into four issue areas. General recreation issues and the four areas are discussed in following pages.

GENERAL

Issues regarding the overall recreation services and facilities in Ojai were raised based upon research and analysis of existing conditions. The primary recreation issues in the community are briefly listed below:

- Continuation and enhancement of coordination between the City, County and other involved recreational agencies and organizations and their facilities;
- Recreation's role related to tourism in Ojai;
- Optimum utilization by the City of the proceeds of the Parkland Recreation Tax in improving Ojai's recreation system;
- Funding of the maintenance of all existing and future recreational facilities.

PARKS

Numerous parks exist in the Ojai area. These parks consist of public and private facilities that serve local residents and visitors. The parks are generally sufficient to serve existing demands in the Valley.

Parkland in the City of Ojai is considered sufficient by standard per capita requirements. However, parks in Ojai are utilized by many non-city residents and by visitors, thus the parks serve more than local residents.

City parks facilities in Ojai are generally considered less than adequate in size and scope to serve near future demands due to their wide usage by local and non-local people. A need has been identified by the community to expand the City's local/community park system. There have been no scheduled major additions to existing city parks facilities in the recent past.

Major issues related to parks in Ojai include:

- Optimum utilization and park development of existing park areas;
- Funding the maintenance, enhancement, and expansion of existing and future city park areas;
- Identification of potential new park sites and the retainment of that land for future potential park and recreational uses.

TRAILS

The three types of trails in Ojai (bicycle, equestrian, hiking) are separate in purpose but often overlap in use (i.e., a hiking/equestrian trail in Los Padres National Forest). As such, many interrelated issues have been raised. Trails issues identified below pertain generally to all trails in the Ojai Planning Area. Issues relating to specific bicycle, equestrian, or hiking trails are indicated by that specific trail in parenthesis.

- Formal General Plan designations of all trail systems;
- Proper directional signing and marking of established trails;
- Connection of all "Primary" Trails to regional trail systems;
- Safety in design and use of trails;
- Establishment of trail heads and/or staging areas and parking areas (hiking and equestrian);
- Education program to inform the public of opportunities, existence and location of trails;
- Establishment of a cross-town connector (equestrian).

SPECIALIZED FACILITIES

Numerous recreational and cultural opportunities exist in Ojai. Specific programs within the City Recreation Department are based in a variety of facilities. Activities are provided from various locations in parks and facilities. The MEA Recreation Facilities Matrix provides an index of all recreation activities in Ojai and lists the activity facilities available in each park or recreation area (see MEA Recreation section).

Many participants in City recreation programs are non-City residents (25% of participants are Ojai City residents). The City Recreation Department programs are popular and are often full or over capacity. Cultural programs are also popular and in need of additional facilities in which to be conducted. The Recreation Department uses schools and other facilities to conduct programs when parkland is not available or appropriate. The City has identified a need to expand the variety of recreational and cultural facilities and programs to satisfy these demands.

County parks are appropriate for use in City programs but often are underutilized. Joint use of facilities could be coordinated with City recreation systems to enable optimum use of facilities. For example a reservation system could be established for use of county parks or schools by City recreation programs. In this way, an equitable system could be established, balancing the provision and use of the area's recreation facilities between the County, City, and other involved parties as appropriate.

The major issues and needs relating to specialized facilities include:

- Additional lighted ball fields;
- More efficient/extensive use of school facilities for recreational and cultural arts programs;
- Additional recreation classes and organized programs;
- Additional fine arts and other cultural programs and activities;
- Utilization of all existing facilities within the community to the optimum extent feasible and desirable;
- Vista Points and designation of Scenic Areas;
- Child-care integration with Recreation Department Program (i.e., babysitting service for children whose parents participate in recreation programs);
- Additional water sports facility (long-term, e.g., pool);
- A new equestrian center (long-term);
- Performing Arts Center with Civic Auditorium, Gallery (long-term).

PRESERVES

Los Padres National Forest provides protected, recreational open space for the area. Recreation issues of concern to the Forest Service and other needs regarding preserves include:

- Coordination between City and Forest Service personnel in planning and operation efforts;
- Access from urban areas (northern city boundary) to National Forest land and facilities (including acquisition of rights-of-way through private property to National Forest land);
- Directional and informational signing, parking, and formal establishment of "trail heads" at National Forest trails entrances;
- Establishment of new trails in National Forest;
- Establishment of new preserves and related facilities in other areas (such as to the south of the City) where potential biological, aesthetic or other recreational or open space values have been identified;
- Acquisition of land for new preserves outside established parkland or preserve area;
- Public education and awareness of the long-term importance of "Preserves".

OJAI RECREATION ELEMENT

Goals, Policies and Implementing Programs

INTRODUCTION

This section of the Recreation Element sets forth Goals, Policies, and Programs. These were formulated from analysis of the Element's Issues and Needs section. Policies and Programs were created to implement each Goal. The goals, Policies, and Programs are presented in a format to enable the reader to clearly understand how each Goal is to be realized. Overall Recreation Goals are stated first, followed by Goals for each recreation category.

GENERAL

IT SHALL BE THE OVERALL GOAL OF THE CITY OF OJAI TO ADEQUATELY PROVIDE FOR THE RECREATIONAL NEEDS OF OJAI VALLEY RESIDENTS AND VISITORS.

Policy: The City shall facilitate communication and coordination between recreation agencies and organizations to optimize the area's recreational opportunities.

Program: The City shall establish a staff level recreation committee. Representatives of Federal, State and County agencies will be invited to attend.

Program: The City shall require non-City residents to pay a proportional share of administrative and park maintenance costs. This will allow them the use of City facilities and programs until a Special District is created.

Policy: The City shall support and accommodate, where appropriate, the recreation related tourist industry in Ojai as consistent with environmental and quality of life standards in Ojai to the extent that tourism does not compromise other General Plan goals.

Program: A comprehensive signage program to orient the visitor to all recreational areas and facilities shall be implemented. These signs will be an extension of existing directional signs.

Program: The Ojai visitors information center which is located at the Chamber of Commerce Office shall continue to be used to assist visitor's use in discovering recreation opportunities in the area by providing literature and direction/information assistance.

Policy: The City shall actively pursue methods to improve and expand existing recreational facilities in Ojai and the Ojai Valley.

Program: Park and Recreation Tax proceeds shall be utilized to the maximum extent feasible to improve and expand upon parks and recreational facilities.

Program: The City shall encourage Ventura County, school districts and other public agencies and private interests to combine efforts for recreation facilities' improvements to adequately serve the recreational needs of all residents of the Ojai Valley.

Program: The City shall request that the County improve and maintain regional park facilities in the Ojai Valley. Further, the City shall request that the County recognize that regional recreational facilities in the Ojai Valley contribute to the overall economic vitality for the community. In making this contribution they need not be fiscally self-sufficient.

PARKS

THE CITY OF OJAI SHALL SUPPORT METHODS TO OBTAIN AN EXCEPTIONAL PARKS SYSTEM IN OJAI TO SERVE RESIDENTS AND VISITORS OF THE OJAI VALLEY.

Policy: The City shall work in coordination with the County of Ventura and other agencies and interests to optimize the use of all County parks and to balance the use of County and City parks.

Program: The City shall encourage the County and other public agencies to formulate a Park-Sharing Agreement regarding the proportionate provision and use of parks and their services. The Agreement will address park maintenance responsibilities in Ojai and its vicinity.

Policy: The City shall maximize uses within all existing parks in the area to their fullest, and then improve and expand upon existing City parkland to meet the growing recreational demands of the City.

Program: The City shall explore and pursue the utilization of park in-lieu-fees to enhance and expand upon existing City park facilities.

Program: Park Master Plans for Libbey Park and Sarzotti Park shall be prepared and/or updated to reflect ultimate development.

Program: An overall Parks Maintenance Plan shall be formulated to provide funding for the maintenance of all existing and future City parks areas.

Program: The following improvements to Libbey Park shall be pursued, incorporated into the Master Plan, and implemented when appropriate and feasible:

- ° Pro-shop at lower courts (to sell sporting goods and schedule court use and supervision);
- ° Stairs from upper parking lot to lower courts (currently a potential danger area);

- Additional tennis courts next to lower courts.

Program: The following improvements to Sarzotti Park shall be incorporated into the Master Plan, pursued and implemented when appropriate and feasible:

- Sidewalk lighting;
- Combination maintenance/store/restroom building;
- Redevelopment of ballfield #3 into multi-use social area with small stage, additional trees, benches, etc.

Policy: In the long-term planning of City parkland, the City shall identify and retain open space for potential future parkland.

Program: In future General Plan Amendments the City shall identify and procure land for park use.

Program: The City shall encourage donations and dedications to the City of suitable park land within, and adjacent to, the community. Such dedication shall include maintenance responsibility agreements.

TRAILS

THE CITY OF OJAI SHALL SUPPORT THE ESTABLISHMENT OF COMPREHENSIVE, SAFE AND ACCESSIBLE TRAIL SYSTEMS FOR USE BY LOCAL RESIDENTS AND VISITORS TO THE OJAI VALLEY.

Policy: The City shall formally identify trails systems and bike routes in the City's Sphere of Influence.

Program: The General Plan shall officially designate on the Master Plan of Trails all Primary and Secondary trails and Bicycle Routes within the City Sphere of Influence.

Program: All established trails shall be identified via directional signage and/or bike lanes and trails signs. Upon implementation of future proposed trails, each trail/route shall be given appropriate signage for identification and access.

Policy: The City shall continually work towards connecting all Primary Trails within the City Sphere of Influence to County Regional and National Forest trail systems.

Program: Regarding implementation of the Master Plan of Trails, priority shall be given to Primary Trails and Bicycle Route that connect to Regional Trails.

Program: Trail heads and/or equestrian staging areas shall be established as depicted on the Master Plan of Trails. Priority shall be given to significant regional trail connections. Adequate parking should exist at all established trail heads and staging areas.

Policy: Safety shall be a major consideration in location, access, design and use of trail systems throughout the community.

Program: Safety standards shall be incorporated into all ultimate trail and bicycle route design.

Program: Safe street crossing provisions shall be incorporated into any trails/routes crossing Ojai Avenue and Highways 33 and 150. Formal "crossings" shall be established as depicted on the Master Plan of trails.

Programs: The City shall explore alternate east-west routes for bicycle and equestrian trails in the downtown area of Ojai (i.e. alternate route from Ojai Avenue near the Arbolada).

Program: Trails/routes adjacent to or leading to schools and recreational facilities shall be located on streets considered the safest for children and shall be marked for safety.

Program: Proposed trails, especially bicycle routes, located adjacent to or leading to schools and recreation facilities shall be given high priority in implementation.

Policy: The City shall strive to inform the public of recreational trail systems in the Ojai Valley.

Program: Maps of existing trail systems and bicycle routes shall be printed, published and made available to the public.

Program: Information pertaining to the location, access, use and safety of trails shall be made available through the public school system. Recreation Department, Chamber of Commerce and regional agencies such as Ventura County General Services Agency/Parks Department and the National Forest Service.

Policy: Trail systems for cross-town connections shall be given priority in implementation.

Program: In establishing new trails and improving existing routes, priority shall be given to the funding and construction of a safe north-south route through the Ojai community.

SPECIALIZED FACILITIES

IT IS THE GOAL OF THE CITY OF OJAI TO PROVIDE AN ARRAY OF RECREATIONAL ACTIVITY OPPORTUNITIES IN THE OJAI COMMUNITY.

Policy: The City shall work with the County of Ventura and other involved agencies and interested parties to provide a balance of recreational services programs and facilities in the community.

Program: The Ojai Parks and Recreation Commission shall review and update its long range plan of recreation services and facilities. This effort should be conducted in cooperation with Ventura County and other interests.

Program: The City shall develop an equitable Recreation Fee System for non-City residents participating in City Recreation programs. Funds shall be utilized by the City Recreation department for the provision and improvement of recreation services.

Program: Staff levels for the Recreation Department shall be periodically reviewed by the City Staff and City Council in order to facilitate the organization, conduct, and supervision of Recreation Programs. Funding shall be encouraged to be included in the Ojai Recreation long-range plan and the City should pursue support of other involved agencies.

Policy: The City shall attempt to utilize all existing facilities within the community to the maximum extent feasible and desirable.

Program: The City shall propose a coordinated work effort with the County to formulate an agreement pertaining to shared use of all facilities, incorporating an equitable fee system to allocate financial obligations for maintenance of facilities, and supervision of programs.

Policy: The City shall attempt to supplement existing recreation and cultural facilities by developing new facilities at the time they are considered needed and desired by the community.

Program: Pursuant to the Policy above, the following are identified as future short-term needs for additional recreational facilities:

- Additional lighted ballfields;
- Additional recreation classes and organized programs;
- Child-care (or babysitting) facility/services integrated with recreation services; services;
- Vista Points and designation of scenic areas;

- New restrooms/storage building in Sarzotti Park;
- Improve lighting in Sarzotti Park;

Program: Pursuant to the Policy above, the following are identified as future long-term needs for additional facilities:

- A new multi-purpose youth facility center;
- New performing arts center/civic auditorium/public art gallery;
- Additional water sports activities (i.e., swimming, classes);
- A new equestrian center.

PRESERVES

THE CITY SHALL STRIVE TO ENHANCE AND PROVIDE ACCESS TO EXISTING PRESERVE LAND AND ESTABLISH NEW PRESERVES WHERE APPROPRIATE AND FEASIBLE.

Policy: The City shall coordinate with the National Forest Service in planning access to and operation of the Los Padres National Forest (LPNF).

Program: The City shall provide support to the County and Forest Service to establish formal access from urban areas to LPNF. Access shall include directional signing, parking, trail heads and mechanisms to inform the public of recreational opportunities in the LPNF.

Program: The City shall encourage the Forest Service and Ventura County to combine efforts in the establishment of new trails and related facilities in the LPNF.

Policy: The City shall, on a long-term basis, strive to establish new preserves in areas with biological, aesthetic, recreation or other open space values.

Program: The General Plan Conservation and Open Space Elements shall be the basis for the identification of potential future preserves. Identified valuable areas shall be retained as open space for potential future preserve designation.

Program: Upon identification and conservation of preserve areas, the City shall work towards acquisition of the land by appropriate agencies and other entities.

Program: The City shall incorporate public awareness education into school and recreational programs in order to inform the public of the long-term importance and value of preserve lands and open space.

Master Environmental Assessment



**CITY OF OJAI
MASTER ENVIRONMENTAL ASSESSMENT, 1988**

TABLE OF CONTENTS

INTRODUCTION.....	MEA/INTRO-1
REGIONAL/LOCAL SETTING.....	MEA/RL-1
LAND USE.....	MEA/LU-1
TRAFFIC/CIRCULATION.....	MEA/TC-1
AIR QUALITY.....	MEA/AQ-1
ACOUSTIC ENVIRONMENT.....	MEA/AE-1
GEOLOGY.....	MEA/GEO-1
Geologic Formations.....	MEA/GEO-1
Mineral Resources.....	MEA/GEO-21
Soils.....	MEA/GEO-25
HYDROLOGY/FLOODING.....	MEA/HYD-1
BIOLOGICAL RESOURCES.....	MEA/BR-1
CULTURAL RESOURCES.....	MEA/CR-1
Historical Resources.....	MEA/CR-
Archaeological Resources.....	MEA/CR-
RECREATIONAL RESOURCES.....	MEA/RR-1

PUBLIC SERVICES.....	MEA/PS-1
Water.....	MEA/PS-1
Wastewater.....	MEA/PS-4
Fire.....	MEA/PS-6
Police Services.....	MEA/PS-8
Schools.....	MEA/PS-8
Public Transit.....	MEA/PS-11
Senior Services.....	MEA/PS-11
Sanitation/Solid Waste.....	MEA/PS-11
Hospitals.....	MEA/PS-12
Library.....	MEA/PS-12

LIST OF EXHIBITS

EXHIBIT RL-1	Regional Location.....	MEA/RL-2
EXHIBIT RL-2	City Boundary/Sphere of Influence.....	MEA/RL-4
EXHIBIT TC-1	Existing/Future Traffic Volumes.....	MEA/TC-2
EXHIBIT AQ-1	South Central Coast Air Basin.....	MEA/AQ-2
EXHIBIT AQ-2	Emissions Projections.....	MEA/AQ-13
EXHIBIT AE-1	Relative Noise Levels.....	MEA/AE-2
EXHIBIT GEO-1	Geologic Transect.....	MEA/GEO-2
EXHIBIT GEO-2	Earthquake Locations and Intensities.....	MEA/GEO-11
EXHIBIT GEO-3	Faults/Flood Plains/Fire Hazards.....	MEA/GEO-17
EXHIBIT GEO-4	Liquefaction/Class I & II Soils.....	MEA/GEO-19
EXHIBIT GEO-5	Septic Tank Limitations.....	MEA/GEO-20
EXHIBIT GEO-6	Mineral Resources/Oil Permits.....	MEA/GEO-24
EXHIBIT GEO-7	Soil Types.....	MEA/GEO-36
EXHIBIT GEO-8	Important Farmlands.....	MEA/GEO-37
EXHIBIT GEO-9	Expansive Soils.....	MEA/GEO-39
EXHIBIT GEO-10	Erosion Hazards.....	MEA/GEO-41
EXHIBIT HYD-1	Drainage Areas/Groundwater Basins.....	MEA/HYD-2
EXHIBIT BR-1	Biological Resources.....	MEA/BR-5
EXHIBIT BR-2	Biological Significance.....	MEA/BR-11
EXHIBIT CR-1	Cultural/Historical Resources.....	MEA/CR-3
EXHIBIT PS-1	Water Purveyors/Sanitation Districts.....	MEA/PS-2

LIST OF TABLES

TABLE TC-A	Summary of Daily Roadway Capacity Existing and Existing Plus Approved Projects.....	MEA/TC-3
TABLE TC-B	Summary of Year 2010 Daily Roadway Capacity.....	MEA/TC-5
TABLE AQ-A	Ambient Air Quality Standards.....	MEA/AQ-5
TABLE AQ-B	Ojai Valley Emissions Inventory.....	MEA/AQ-7
TABLE AQ-C	Ojai Valley Air Quality Monitoring Summary.....	MEA/AQ-9
TABLE AQ-D	AQMP Activity Data.....	MEA/AQ-12
TABLE GEO-A	Earthquake Effects: Richter Scale.....	MEA/GEO-7
TABLE GEO-B	Earthquake Effects: Modified Mercalli Scale.....	MEA/GEO-9
TABLE GEO-C	Capability Classes.....	MEA/GEO-29
TABLE GEO-D	Capability Subclasses.....	MEA/GEO-30
TABLE GEO-E	Capability Units.....	MEA/GEO-31
TABLE GEO-F	Hydrologic Soil Groups.....	MEA/GEO-32
TABLE HYD-A	Watercourses in the Ojai Vicinity.....	MEA/HYD-5
TABLE HYD-B	Summary of Discharges for Creeks in the Ojai Valley	MEA/HYD-6
TABLE HYD-C	Flood Zone 1.....	MEA/HYD-9
TABLE BR-A	Species of Special Status (A).....	MEA/BR-12
TABLE PS-A	Water Demand Factors.....	MEA/PS-4
TABLE PS-B	Ojai Annual Water Demand.....	MEA/PS-5
TABLE PS-C	Student Generation Factors.....	MEA/PS-9

INTRODUCTION

INTRODUCTION

Environmental Review Process

In 1970, the legislature of the State of California passed into law the California Environmental Quality Act (CEQA). In developing the policy basis for the law, the state determined that:

- o The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
- o The capacity of the environment is limited, and the government of the state must take immediate steps to identify all critical thresholds for the health and safety of the people. Coordinated actions necessary to prevent such thresholds from being reached must also be taken.
- o The long-term protection of the environment shall be the guiding criteria in public decisions.
- o Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.

It gave public agencies the responsibility of adopting objectives, criteria, and procedures for the evaluation of projects and the preparation of environmental documents.

Purpose

In January of 1978, the Resources Agency of the State of California issued amendments to the "Guidelines for the Implementation of the California Environmental Quality Act of 1970". One of the substantive changes in the CEQA Guidelines was to allow local governments to prepare a Master Environmental Assessment (MEA). An MEA is intended to function as a comprehensive environmental information base which may be used as a reference document and early warning system in combination with the individual environmental documents required by CEQA for most public and private developments.

Document Format

This Master Environmental Assessment is an inventory of environmental conditions in the City of Ojai and the City's adopted Sphere of Influence. It generally describes existing conditions of resources in the region then focuses on existing conditions in the City and Sphere of Influence both narratively and graphically.

The MEA is organized such that a resource is initially defined and described. Then the location and condition of the resource is described regionally and locally. City or state standards, policies, and programs related to environmental resources or constraints are located in the individual elements of the General Plan. The additional analysis that is required to fulfill CEQA related to individual components of the General Plan is provided in the CEQA section of this document. An index illustrating the location of topics within the General Plan and Master Environmental Assessment is provided at the beginning of the General Plan.

Uses of This Document

The Master Environmental Assessment is intended to streamline the time and cost associated with the environmental review process. It is also designed to provide a land-use planning tool identifying area-wide environmental conditions. The intended uses of this document are as follows:

- identify environmental resources and hazards associated with a parcel of land within the City or its adopted Sphere of Influence such that future projects can strive to accommodate or eliminate environmental constraints at the time of initial project design;
- provide a source of basic information which permits City staff and the general public to focus the contents of initial studies and environmental impact reports;
- allow the incorporation by reference of current data and information from the MEA into new environmental reports in order to reduce the volume of the new reports; and
- provide a data base for utilization in land-use planning.

Revisions and Supplements

The MEA in its present form provides an information base which can be updated with minimal effort. It should be periodically updated through efforts of City staff or the environmental review process.

REGIONAL AND LOCAL SETTING

REGIONAL AND LOCAL SETTING

Regional Setting

The City of Ojai is entirely located in the Ojai Valley. The Ojai Valley area is in the northern portion of what is commonly referred to as south Ventura County. Exhibit RL-1 provides an illustration of the City's location relative to other cities, freeways and Ventura County boundaries.

The Ojai Valley is located approximately 10 miles north of the City of Ventura. The Valley is characterized as semi-rural residential, consisting of small communities surrounded by hills and open space. The valley is divided into the Upper Ojai Area (east of the City of Ojai along Highway 150), and the Lower Ojai Area. The Lower Ojai includes the City of Ojai and the unincorporated communities of Meiners Oaks, Mira Monte, Oak View, and Casitas Springs.

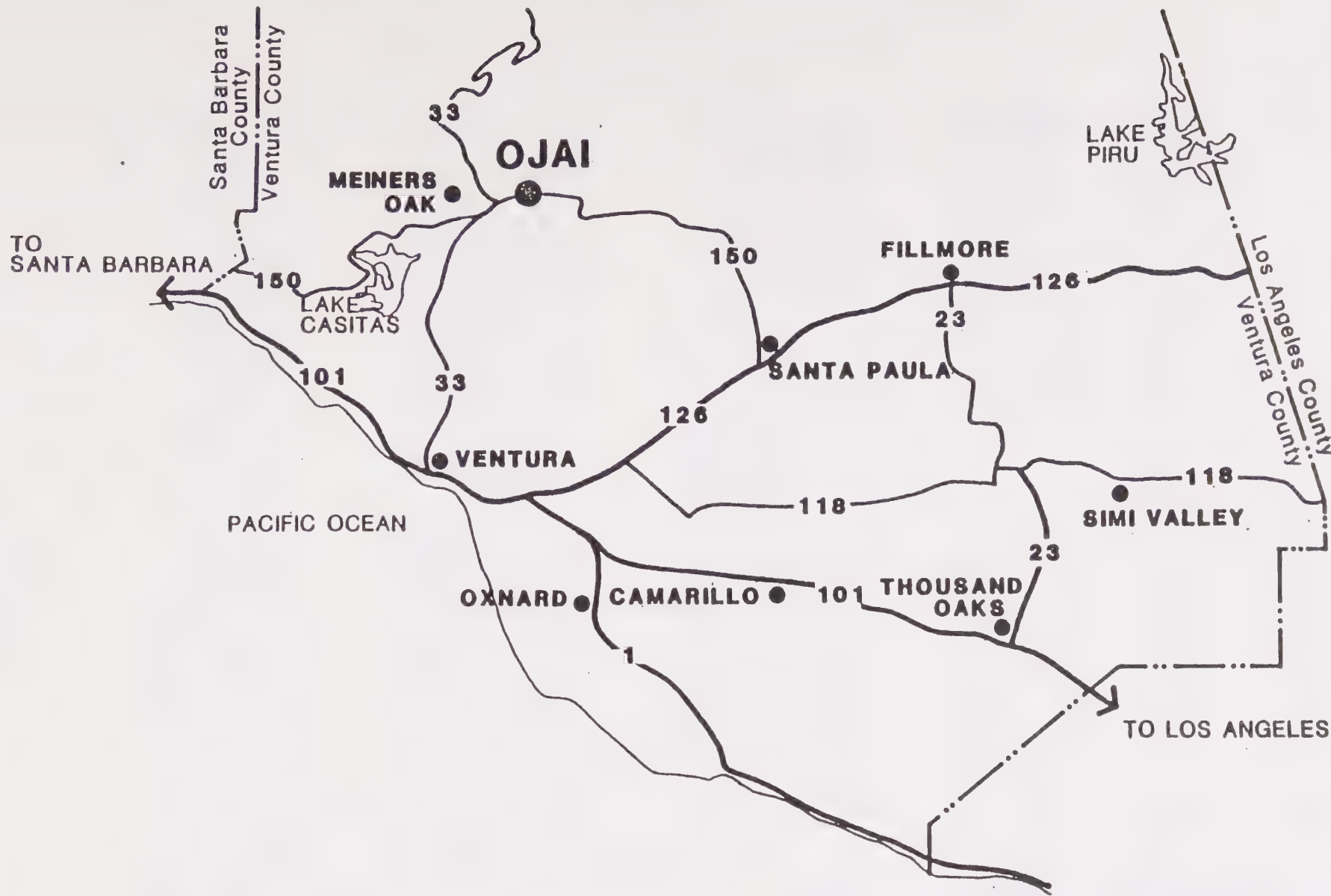
The population of the City of Ojai is 7,688 (1986). In conjunction with the surrounding Ojai Valley and Ventura River Valley region, the area's population totals over 26,000 (County of Ventura Resource Management Agency, 1985). Elevations range from 750 feet (Lower Valley) to 1,200 feet (Upper Valley). The majority of residential development consists of single family homes, with a small proportion of multi-family complexes. Numerous mobile home parks also exist, the majority of which are located southwest of the City in the unincorporated (County) communities along Highway 33. Most commercial and other non-residential development is small-scale, serving local residents.

REGIONAL PLANNING EFFORTS

The County of Ventura and the Ventura County Local Agency Formation Commission (VCLAFCO or LAFCO) have established several planning methods for guiding development within the County as noted below. For example, countywide growth and development is directed into designated "growth" and "non-growth" areas. LAFCO in coordination with local governments has defined "spheres of influence" and "areas of interest" for each city within the County. The County has also developed planning policies that relate to communities or geographic areas of the County. The City of Ojai is located within the Ojai Area Plan.

Growth Control

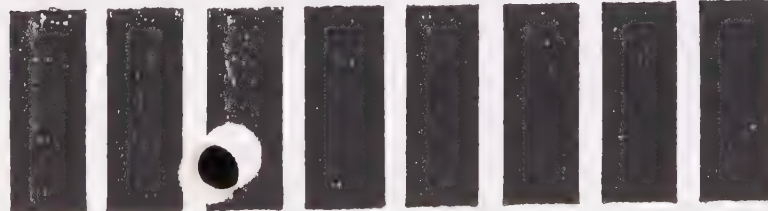
The County of Ventura, in cooperation with cities in the County, has established a system to monitor land development and to regulate population growth throughout the County. The County's Resource Management Agency developed comprehensive demographic/land use information systems to document and project data pertaining to population and growth. This information is utilized in land use planning for the County and is the source for the population statistics given in this assessment.



GENERAL PLAN

CITY OF OJAI

MEA: REGIONAL LOCATION



SANCHEZ
SOURCE: TALARICO

E T RL-1

The Ventura County Air Pollution Control District prepared a plan to control air pollution by limiting population growth. This has been adopted by local jurisdictions within the County. The method utilized to limit population growth is controlling the number of building permits.

Growth and Non-Growth Areas

In order to provide for orderly and cost-effective development, as opposed to "leapfrog" development, the County of Ventura has encouraged all new development to occur in and around cities. These areas are referred to as growth areas.

A growth area is defined by the County of Ventura as an area in which urbanization has occurred or is expected to occur under current city and county general plans. Development is anticipated to occur in a significant portion of a growth area but not necessarily extend to the outer boundaries. Growth areas are located around cities and tend to occupy an area similar to a city's designated sphere of influence.

A non-growth area is the opposite of a growth area. Significant urban development is not anticipated or encouraged in these areas.

The Ojai Growth Area (OGA) boundary generally encompasses the City of Ojai, its Sphere of Influence, and small portions of land to the east and south. The OGA currently (1985) has a population of 9,070, with a population projection of 9,630 by the year 2000 and 9,760 by the year 2010. The Ventura River Valley GA generally includes the unincorporated communities of Meiners Oaks, Mira Monte, Casitas Springs, Oak View, and other residential areas along the west side of the Ventura River near Lake Casitas. The 1985 population of this GA was 13,500, with a population estimate of 14,680 by the year 2000 and 15,500 by the year 2010.

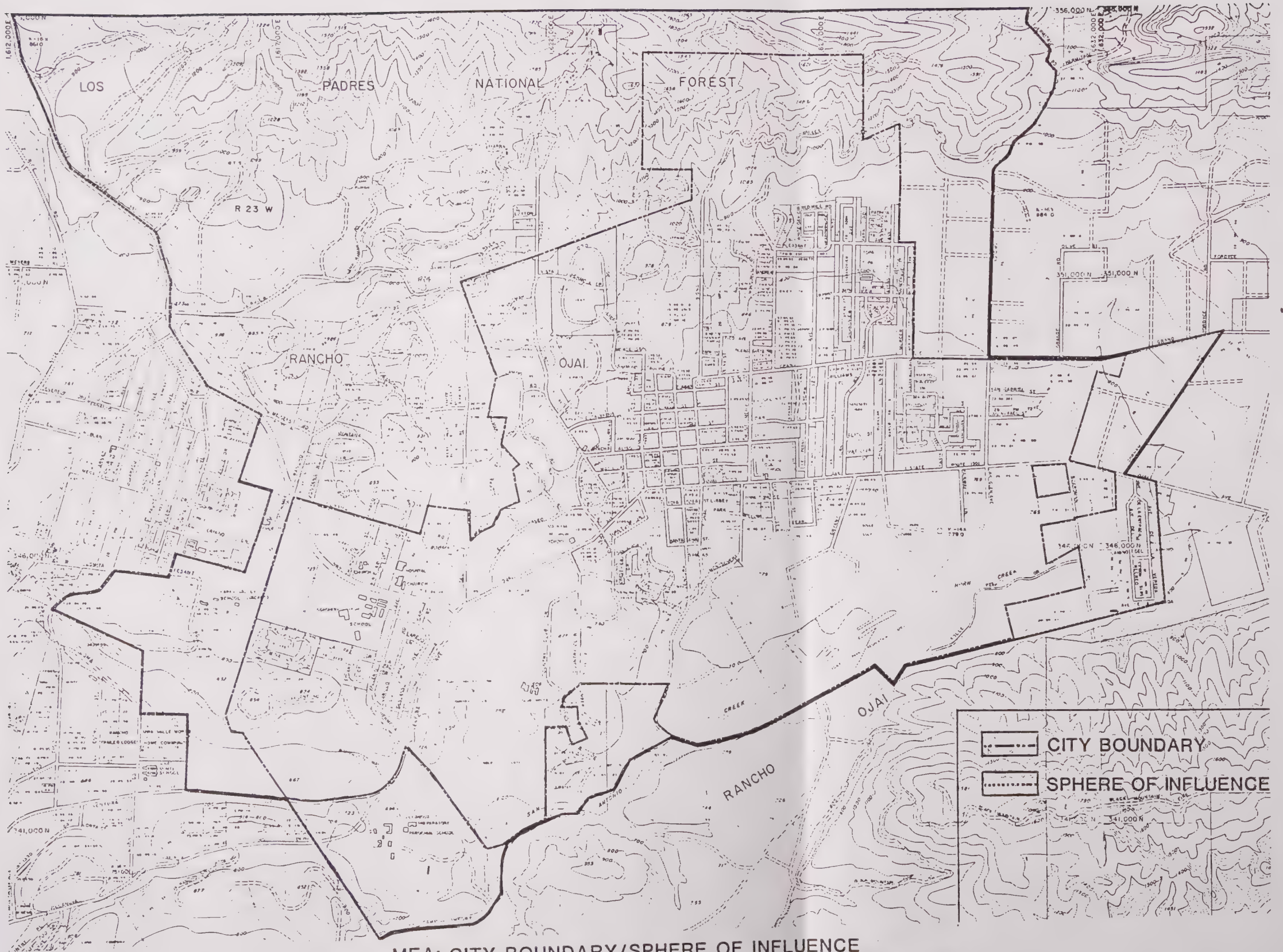
Together, the Ojai and Ventura River Valley Growth Areas have an estimated combined population of 22,557 (1986). Future population estimates for these two growth areas are 23,460 for the year 1990, 24,310 for the year 2000, and 25,260 for the year 2010.

Sphere of Influence

A Sphere of Influence is a defined area established by the City and the Local Agency Foundation Commission (LAFCO) which represents the "probable ultimate boundary" of the City. The adoption of Sphere of Influence is required by State Government Code Sections 56076, 56301, 56378, and 56425. The Sphere of Influence is depicted on Exhibit RL-2.

Area of Interest

An area of interest is also adopted by LAFCO and the municipality for which it is established. The area of interest concept is unique to Ventura County and was formulated to divide the County into major geographic areas containing a single city (or special district) for planning purposes. These areas are larger than a city's sphere of influence and do not necessarily correspond to any city or other boundary. Although a city does not have direct



MEA: CITY BOUNDARY/SPHERE OF INFLUENCE

GENERAL PLAN

CITY OF OJAI



SCALE:
1"=2000'

SOURCE: LAFCO

EXHIBIT RL-2

jurisdiction over its area of interest, the area of interest is intended to reflect a community's identity and to designate an area for which a community could give consideration and develop planning policies.

The Ojai General Plan boundary is within the Ojai Area of Interest. The Area of Interest generally encompasses the City of Ojai, its Sphere of Influence, a significant amount of land to the east and south, and small portions of land to the northwest and west.

In total, the Ojai Area of Interest occupies about 27,622 acres or 43.2 square miles. The Ventura River Valley Area of Interest lies to the west, the Ventura Area of Interest lies to the south, and the Santa Paula Area of Interest lies to the east. To the north of the City of Ojai is the Los Padres National Forest which is not divided into areas of interest.

Ventura County General Plan

The County of Ventura adopted the Ojai Valley Area Plan (OVAP) in 1979 as a portion of the County General Plan Land Use Element. The latest revision to the plan occurred in 1982. The Plan was prepared by the Ojai Valley Area Plan Citizen Advisory Committee and comprises goals, policies, and implementation procedures and a land use map. An environmental impact report for the area was prepared concurrently with the Plan. The OVAP recognizes the geographic separation and associated unique land use characteristics of the Ojai Valley, which are reflected in the County's General Plan Land Use Element's planned land use categories for the area.

The OVAP is consistent with the goals and policies of the Countywide General Plan and the adopted 208 Areawide Treatment Management Plan. Implementation measures proposed in the 208 Plan and the County Air Quality Management Plan (AQMP) are incorporated into the OVAP. The OVAP and City of Ojai General Plan are also consistent. The City and County have both adopted ordinances designed to implement the 208, AQMP, and Countywide Planning Program population goals for the Ojai Valley.

Adopted goals of the OVAP that are specifically relevant to the Ojai General Plan are summarized below. A complete description of Issues, Goals, and Policies of the OVAP are provided in the Plan's text which is on file with the County of Ventura Planning Department, and the City of Ojai Planning and Building Department.

General:

- o To develop, protect and maintain a healthful and relaxing environment.
- o To encourage and institute planning measures that indicate respect for the area as a special place of unusual natural beauty and varied cultural and historic significance.

- To make provisions for maintaining the character of the Ojai Valley, while recognizing a need to maintain a balance between "no-growth" and "controlled growth".
- To provide a rate of population growth so as to provide a better opportunity to develop and maintain a healthful and safe environment.
- To live within our current, existing resources with regard to public services, if possible, so as to minimize economic pressures for change upon the Valley's urban and rural/agricultural residents.
- To encourage and maintain a perspective on the Ojai Area that will contribute to viewing problems or proposals in one area as having a relationship with, and an impact on, the area as a whole and the County in General.
- To coordinate planning and implementation within all levels of government, local agencies and special districts so as to aid the community in meeting its expressed goals.

Residential Land Use

- Residential land use pattern in the Valley shall minimize environmental degradation.
- Provisions should be made for all segments of the population.

Open Space:

- Natural hazard and natural resource areas should be maintained as open space lands.
- Provision should be made for recreational needs for the Valley residents.
- Scenic qualities of certain roads in the Ojai Valley should be maintained.

Traffic/Circulation:

- Acceptable and safe levels of service on Highway 33 demand a safe highway from Foster Park to Ojai. Modifications should include traffic signals and turn lanes.
- Acceptable and safe levels of service on Highway 150 should be achieved by modifications to selected sections, while maintaining its scenic nature.
- Acceptable and safe levels of service on all other Valley roads should be maintained at their present adequate level while preserving their scenic qualities.

- All new roads shall be designed to provide for safe and efficient travel.
- Greatest effort should be undertaken to encourage better public transit facilities in the Valley, in order to alleviate traffic congestion and air pollution.

Sanitation:

- Wastewater treatment plant capacity should be retained for new development, and should be reserved for existing development which is currently served by private systems, but would be sewerred in the future.

Police:

- Adequate police protection should be promoted and maintained.

Water:

- Adequate supplies of water should be available to all valley residents.

Air Quality:

- A level of air quality which protects the public health, safety and welfare, and meets or surpasses State and Federal primary and secondary standards should be promoted.

LAND USE

(TO BE PROVIDED WITH UPDATED LAND USE ELEMENT)

TRAFFIC/CIRCULATION

TRAFFIC/CIRCULATION

Regional Setting

ROADWAY CHARACTERISTICS

Existing roadways in the Ojai vicinity are shown on Exhibit TC-1. Regional access is provided by State Route 33 from the City of Ventura to the south and Santa Maria/Bakersfield from the north. State Route 150 is an east/west roadway providing access to and from Santa Paula to the east and Santa Barbara to the west.

State Route 33 is a fully improved freeway between the Ventura Freeway (S.R. 101) and Casitas Springs. Between Casitas Springs and the City of Ojai, the roadway primarily consists of two lanes. It widens to four lanes and a painted median through the community of Oak View. Approximately 13 miles from the City of Ventura, the roadway intersects and converges with State Route 150 (Baldwin Road). The roadway continues northeasterly as State Routes 33 and 150 to Maricopa Highway in the City of Ojai. State Route 33 then continues as Maricopa Highway north towards the Bakersfield/Santa Maria area and State Route 150 (Ventura Avenue/Ojai Avenue) continues easterly through the City of Ojai towards Santa Paula. The intersection of Ventura Avenue/Ojai Avenue (State Route 150) and Maricopa Highway (State Route 33) is controlled by a multi-phase traffic signal.

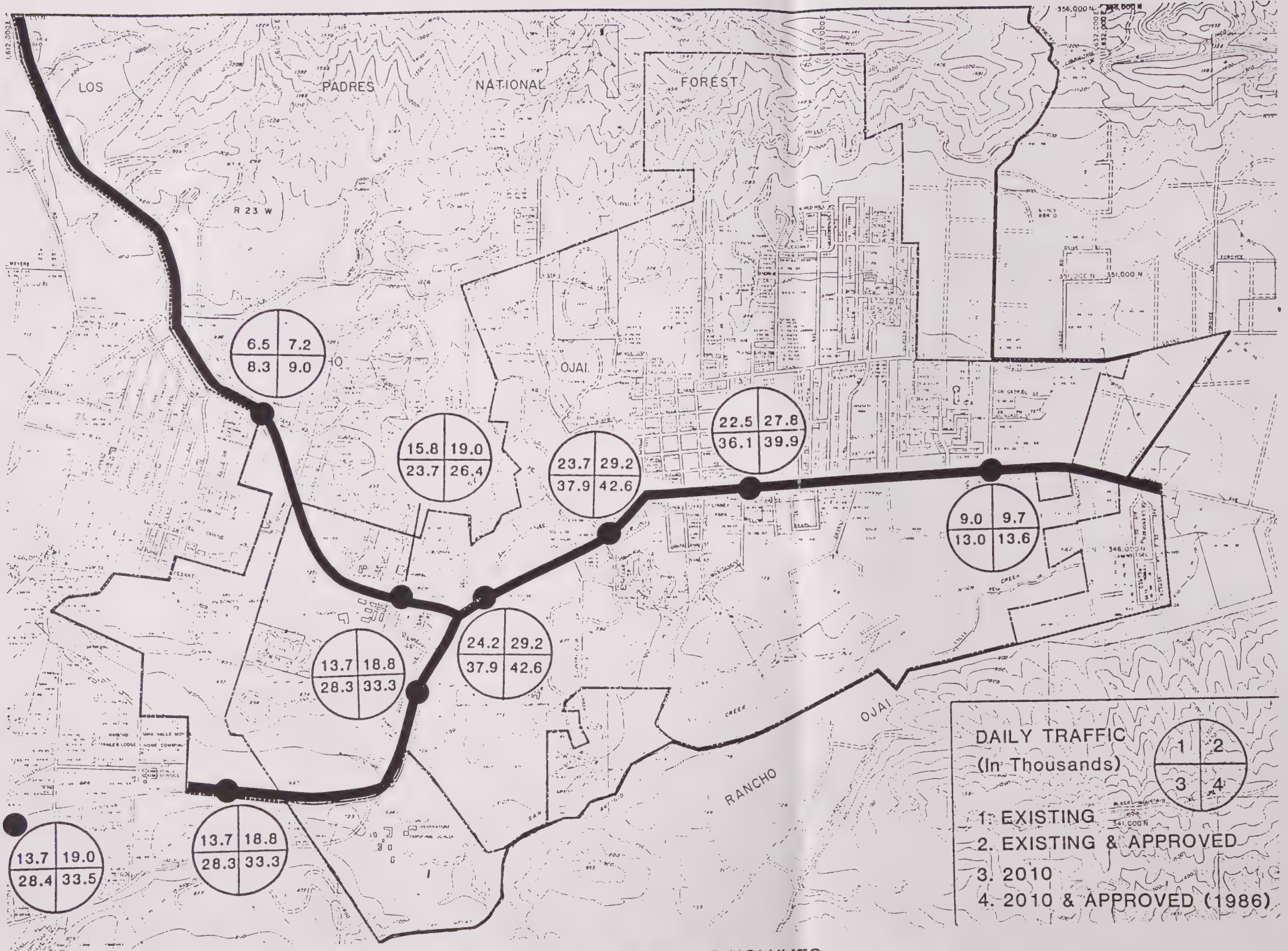
Ventura Avenue/Ojai Avenue (State Route 150) is improved easterly of Maricopa Highway intersection to provide approximately 45 feet between curbs with one lane in each direction and a painted median and restricted parking. Westerly of Maricopa Highway, the roadway is constructed to provide one lane in each direction and a left-turn lane at intersections.

Creek Road is a two-lane rural roadway located south of Ventura Avenue/Ojai Avenue. The roadway parallels State Routes 33 and 150 to the south of Oak View. It is an extension of Ventura Street.

EXISTING TRAFFIC CONTROL AND CONDITIONS

There are two traffic signals in the City of Ojai and a traffic signal at Ventura Avenue and Baldwin Avenue. Signals are located at the intersection of Maricopa Highway and Ventura Avenue/Ojai Avenue and at the intersection of Ojai Avenue and Signal Street.

Existing traffic volumes for the street system are depicted on Exhibit TC-1 and Table TC-A. The data presented represents 1985 daily traffic volumes obtained from the California Department of Transportation and 1986 data from the County of Ventura.



MEA: EXISTING/FUTURE TRAFFIC VOLUMES

GENERAL PLAN

CITY OF OJAI



SCALE:
1"=200'

SOURCE: BDI & SANCHEZ TALARICO
ASSOC. INC.

EXHIBIT TC-1

TABLE TC-A
SUMMARY OF DAILY ROADWAY CAPACITY
EXISTING AND EXISTING PLUS APPROVED PROJECTS¹

LOCATION	EXISTING CONDITIONS		EXISTING PLUS APPROVED PROJECTS			
	EXISTING	DAILY	V/C RATIO ¹	ROADWAY CAPACITY	V/C RATIO ¹	
	ROADWAY CAPACITY LOS "C"	TRAFFIC (VEHICLES)				
VENTURA AVENUE (S.R. 33/150)						
s/o Baldwin Road (S.R. 33)	15,000	18,000	1.20	24,500	1.63	
n/o Baldwin Road (S.R. 150)	15,000	13,700	0.91	19,000	1.27	
Loma Drive and Hermosa Road	15,000	13,700	0.91	18,800	1.25	
s/o Maricopa Hwy	15,000	13,700	0.91	18,800	1.25	
MARICOPA HIGHWAY (S.R. 33)						
w/o Ventura Ave/ Ojai Avenue	30,000	15,800	0.53	19,000	0.63	
n/o El Roblar Dr/ Cuyama	15,000	6,500	0.43	7,200	0.48	
OJAI AVENUE (S.R. 150)						
e/o Maricopa Hwy	20,000	24,200	1.21	29,200	1.46	
e/o Country Club	20,000	23,700	1.19	29,200	1.46	
e/o Signal St.	20,000	22,500	1.13	27,800	1.39	
e/o Gridley Road	15,000	9,000	0.60	9,700	0.65	
BALDWIN ROAD (S.R. 150)						
w/o Ventura Ave (S.R. 33/150)	15,000	7,800	0.52	8,300	0.55	

Source: BDI

¹ Based on Existing Roadway LOS "C" Daily Capacity

Existing roadway capacity in the area is shown on Table TC-A. Capacities were compared against existing roadway volumes. The volume-to-capacity ratios were then calculated. The results of these analyses are also depicted on Table TC-A.

Review of Table TC-A shows that portions of major roadways are operating at or over available capacity. Ventura Avenue south of Baldwin Road is currently over capacity. Ventura Avenue/Ojai Avenue west of the Maricopa Highway intersection is also over capacity. Ojai Avenue from east of Maricopa Highway to Montgomery Street is over capacity.

Please refer to the Ojai Recreation Element for a discussion of bicycle facilities.

FUTURE TRAFFIC CONDITIONS

Future traffic volumes and volume-to-capacity (V/C) ratios are depicted in Table TC-B. Table TC-B indicates existing conditions and existing plus year 2010 conditions with the inclusion of Ojai Valley proposed projects (as of December 1986). The proposed projects (1986) are incorporated in the 2010 traffic conditions to depict a view of 2010 traffic on these roadways.

As illustrated in Table TC-B, roadways are over capacity in the year 2010. Ventura Avenue is over capacity at year 2010 projections. Ventura Avenue/Ojai Avenue east of Maricopa Highway and west of the eastern City limits is also over capacity.

TABLE TC-B
SUMMARY OF YEAR 2010
DAILY ROADWAY CAPACITY¹

LOCATION	EXISTING PLUS 1984 TO 2010 GROWTH		EXISTING PLUS 1984 TO 2010 GROWTH PLUS		
	EXISTING	DAILY	V/C RATIO ¹	ROADWAY CAPACITY	V/C RATIO ¹
	ROADWAY CAPACITY	TRAFFIC			
	LOS "C"	(VEHICLES)			
VENTURA AVENUE (S.R. 33/150)					
s/o Baldwin Road (S.R. 33)	15,000	35,500	2.36	41,600	2.77
n/o Baldwin Road (S.R. 150)	15,000	28,400	1.89	33,500	2.23
Loma Drive and Hermosa Road	15,000	28,300	1.89	33,300	2.22
s/o Maricopa Hwy	15,000	28,300	1.89	33,300	2.22
MARICOPA HIGHWAY (S.R. 33)					
w/o Ventura Ave/ Ojai Avenue	30,000	23,700	0.79	26,400	0.88
n/o El Roblar Dr/ Cuyama	15,000	8,300	0.55	9,000	0.60
OJAI AVENUE (S.R. 150)					
e/o Maricopa Hwy	20,000	37,900	1.90	42,600	2.13
e/o Country Club	20,000	37,900	1.90	42,600	2.13
e/o Signal St.	20,000	26,500	1.32	27,100	1.36
e/o Gridley Road	15,000	13,000	0.87	13,600	0.91
BALDWIN ROAD (S.R. 150)					
w/o Ventura Ave (S.R. 33/150)	15,000	9,100	0.46	9,600	0.64

Source: BDI

¹ Based on Existing Roadway LOS "C" Daily Capacity

AIR QUALITY

AIR QUALITY

Introduction

The City of Ojai is regionally located in the South Central Coast Air Basin (SCCAB) as shown in Exhibit AQ-1. This air basin encompasses San Luis Obispo, Santa Barbara, and Ventura Counties. Air quality within the SCCAB is monitored at various stations throughout the basin and in Ventura County. It is managed by the Ventura County Air Pollution Control District.

The local airshed for the City of Ojai is the Ojai Valley airshed. Several factors influence air quality in a particular airshed. These factors include meteorology (prevailing winds, temperature, temperature inversions, topography (mountains tend to trap air pollutants), basin-wide air pollutant emissions (from motor vehicles, industry, construction, etc.), and local emissions.

Since the City of Ojai is geographically bounded by mountains to the north and south, it experienced air quality similar to the entire Ojai Valley. Air quality in the City is addressed as air quality within the Ojai Valley Airshed as a whole.

The following sections discuss the factors mentioned above, air quality management, and trends in air quality as they relate to the Ojai Valley and the City of Ojai.

Ojai Valley Airshed

METEOROLOGY/CLIMATE

The climate of the Ojai Valley is controlled by the interaction of semi-permanent weather features with the topography surrounding the valley. Local climatic conditions are characterized by warm summers, mild winters, infrequent cloudiness or rainfall, light winds, and comfortable humidity levels. The bowl-like topography of the valley leads to frequent air stagnation that traps smog within the local airshed. Because of this limited dispersive capacity within the Ojai Valley, local air quality is extremely sensitive to further growth that may contribute additional air pollutants to the existing burden.

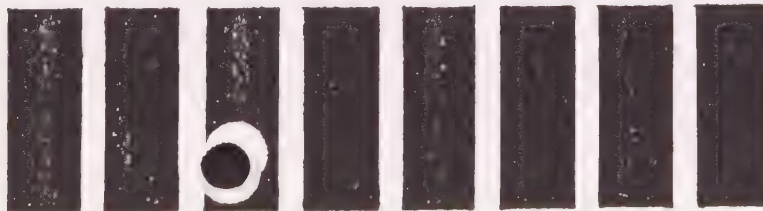
Temperatures in Ojai average 61 degrees Fahrenheit annually. Temperatures range from the upper 30's on winter mornings to the low 90's on summer afternoons. Although temperatures below 20 degrees and over 110 degrees have been recorded in almost 80 years of climatic measurements at Ojai, such extremes are very rare. About 80 summer afternoons reach 90 degrees while 25 winter mornings drop to freezing, but maximum and minimum temperatures usually do not fluctuate greatly from these limits.



MEA: SOUTH CENTRAL COAST AIR BASIN

GENERAL PLAN

CITY OF OJAI



SOURCE: AQMD

EX AQ-1

Rainfall is confined mainly to the "wet" season from late November to early April, and averages 20 inches per year. Most summer months are completely dry. Measurable rain falls on 24 days per year with 12 of those days experiencing moderate and occasionally heavy rain. Since much of the local precipitation falls from the fringes of mid-latitude storms, a shift in the storm track of a few hundred miles can mean the difference between wet winters such as 1983 or 1985, and a very dry one as in 1984.

Winds in the Ojai Valley are steered by the surrounding topography and follow a well-defined daily cycle. During the night, cool air drains off the surrounding slopes, especially from the north and east. Cold air pools on the valley floor while a pocket of warm air remains trapped aloft. This warm pocket, in conjunction with the light winds, forms shallow temperature inversions that trap any localized emissions near their source. After sunrise, rising air along the heated slopes draws air up the Ventura River Valley with light south winds during the morning and early afternoon. These winds bring air pollutants generated by petroleum operation south of Ojai into the Ojai Valley. Some of the reactive hydrocarbon and nitrogen oxides generated by these operations may undergo chemical reactions and contribute to valley smog levels.

In the late afternoon, the sea breeze usually "breaks through" across Casitas Pass with the intrusion of cool, marine air of moderate speeds. On warm, sunny afternoons, the arrival of the sea breeze with a shift of the wind into the southwest is very noticeable. This marine layer is sufficiently strong to minimize any local air stagnation, but this cool layer capped by warm, sinking air aloft is itself a sub-inversion layer in which Santa Barbara County emissions, especially from offshore oil activities, are trapped.

AIR POLLUTION METEOROLOGY

Air pollution (photochemical smog) levels in excess of allowable standards has been documented for more than a decade in the Ojai area. This degraded air quality has generally been attributed to a combination of recirculation of pollutants from the Los Angeles urban complex during nocturnal offshore flow; from petroleum processing activities in the Ventura River Valley during morning, up-valley flow; from Santa Barbara offshore oil activities during onshore winds across Casitas Pass; and from locally generated emissions. The complexity of Ojai's unique topographic and meteorological relationships makes it difficult to identify any single process as the primary mechanism for local smog levels. The same complexity also makes it difficult to develop a successful strategy to ultimately meet the clean air standards for photochemical smog in the Ojai Valley.

The complexity of emissions/air pollution interaction in the Ojai Valley has been confirmed in a number of regional air quality studies. Taylor (1977) in his study on county air pollution patterns concluded:

Emissions within the mostly rural, low-population valley alone do not appear to be of sufficient magnitude to cause excessive...ozone values; it has long been suspected, therefore, that much of Ojai's ozone burden results from transport of pollutants into the valley from outside areas.

Thuman (1977) from the Ventura County Air Pollution Control District (APCD) reached the same conclusion when he stated:

As a consequence of the frequent prevailing daytime flow of marine air through the confined passage toward the Ojai Valley under inversion conditions, substantial quantities of (smog precursors) may be transported into the Ojai Valley from sources along the Ventura River Valley, the coast, and in the Santa Barbara Channel. Smog levels may then build up in the valley as the venting of polluted air is reduced by the inversion and surrounding mountains. Although frequent wind flow through the Ventura River Valley is believed to account for a substantial portion of transport of smog and smog forming materials into the Ojai Valley, wind flowing from other means into the valley must also be considered.

The combination of average wind speeds in the Ojai Valley (about one-half of the wind speeds across the Oxnard Plain) and the fact that the Ojai Valley is located much closer to the base of the regional marine inversion (leaving a very shallow layer into which pollutants are mixed) means that small changes in emission levels may have a non-negligible impact on valley air quality. Any proposed new growth of the Ojai area must be considered within the context of this extremely limited dispersive capacity.

EXISTING AIR QUALITY

Ambient Air Quality Standards (AAQS)

Ambient Air Quality Standards (AAQS) are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those people most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise, called "sensitive receptors." Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

National AAQS were established in 1971 for six pollution species with states retaining the option to add other pollutants, require more stringent compliance, or to include different exposure periods. The initial attainment deadline of 1977 has since been extended to 1987 for national AAQS, and may require further extension in air quality problem areas like Southern California. Because California had established AAQS several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards. Those standards currently in effect in California are shown in Table AQ-A.

TABLE AQ-A
AMBIENT AIR QUALITY STANDARDS

Pollutant	Averaging Time	California Standards		National Standards		
		Concentration	Method	Primary	Secondary	Method
Oxidant	1 hour	0.10 ppm (200 ug/m ³)	Ultraviolet Photometry	—	—	—
Ozone	1 hour	—	—	0.12 ppm (235 ug/m ³)	Same as Primary Standard	Ethylene Chemiluminescence
Carbon Monoxide	8 hour	9.0 ppm (10 mg/m ³)	Non-Dispersive Infrared Spectroscopy (NDIR)	10 mg/m ³ (9 ppm)	Same as Primary Standards	Non-Dispersive Infrared Spectroscopy (NDIR)
	1 hour	20 ppm (23 mg/m ³)		40 mg/m ³ (35 ppm)		
Nitrogen Dioxide	Annual Average	—	Gas Phase Chemilumi- nescence	100 ug/m ³ (0.05 ppm)	Same as Primary Standard	Gas Phase Chemiluminescence
	1 hour	0.25 ppm (470 ug/m ³)		—		
Sulfur Dioxide	Annual Average	—	Ultraviolet Fluorescence	80 ug/m ³ (0.03 ppm)	—	Pararosaniline
	24 hour	0.05 ppm (131 ug/m ³)		365 ug/m ³ (0.14 ppm)	—	
	3 hour	—		—	1300 ug/m ³ (0.5 ppm)	
	1 hour	0.5 ppm (1310 ug/m ³)		—	—	
Suspended Particulate Matter (PM ₁₀)	Annual Geometric Mean	30 ug/m ³	PM ₁₀	—	—	—
	24 hour	50 ug/m ³		—	—	
Suspended Particulate Matter	Annual Geometric Mean	—	—	75 ug/m ³	60 ug/m ³	High Volume Sampling
	24 hour	—		260 ug/m ³	150 ug/m ³	
Sulfates	24 hour	25 ug/m ³	Turbidimetric Barium Sulfate	—	—	—
Lead	30 day Average	1.5 ug/m ³	Atomic Absorption	—	—	—
	Calendar Quarter	—	—	1.5 ug/m ³	Same as Pri- mary Standard	Atomic Absorption
Hydrogen Sulfide	1 hour	0.03 ppm (42 ug/m ³)	Cadmium Hydrox- ide STRactan	—	—	—
Vinyl Chloride (Chloroethene)	24 hour	0.010 ppm (26 ug/m ³)	Tedlar Bag Collection, Gas Chromatography	—	—	—
Visibility Reducing Particles	1 observation	In sufficient amount to reduce the prevailing visibility to less than 10 miles when the relative humidity is less than 70%		—	—	—

Source: California Air Resources Board, 1984.

Emissions Inventory

The air quality planning process entails determining how much air pollution is released during a given day and then calculating how well such emissions will be diluted or how much chemical interaction will occur before these emissions reach a particular receptor population. If a relationship between emissions and resulting ambient air quality can be established, then one can determine how much air quality might increase or decrease in response to an increase or decrease in the emission level.

The first step in this process is to develop an accurate inventory of current emission levels. The Ventura County Air Pollution Control District is continuously updating its emissions estimates, but the last comprehensive inventory dates back to 1979. That inventory is shown in Table AQ-B.

Assuming that observed air quality is directly proportional to the volume of air pollutants released, Ojai air quality appears to be heavily dominated by oil production sources in the Ventura River Valley. Oil production (not counting the Outer Continental Shelf [OCS] activity contribution) generates about one-half the reactive organic gases and about 70 percent of nitrogen oxides, the two main ingredients that combine to form petrochemical air pollution.

Table AQ-B also shows that the Ojai Valley has a much lower pollutant emission level, but has about the same smog levels as the rest of Ventura County. This generally confirms the conclusion that the Ojai area itself generates too few emissions to be solely responsible for observed air pollution distributions. Oil production activities in both the Ventura River Valley and Santa Barbara County offshore oil fields certainly contribute significantly, but inter-airshed transport between the Oxnard Plain and the Ojai Valley, or even inter-basin transport between the Valley and the Los Angeles Basin are both possible contributing factors to Ojai Valley air quality distributions.

Baseline Air Quality

Compliance with the minimum clean air standards is determined by ambient air quality measurements made by the APCD at its Ojai monitoring station on Maricopa Highway. Measurements for ozone have been made with a few interruptions since 1971, and a few other parameters such as total suspended particulates (dust) have also been measured for selected periods. Ozone is the only pollutant that frequently exceeds the applicable national standard. It has received the greatest attention in Ojai Valley air quality planning.

TABLE AQ-B
OJAI VALLEY EMISSIONS INVENTORY (tons/day)

EMISSIONS SOURCE	POLLUTANT				
	CO	ROC	NOx	SO2	TSP
APCD Permitted Sources	2.22	6.46	17.15	0.04	0.30
On-Road Population	18.75	0.12	0.88	0.10	0.07
Off-Road Equipment	1.03	0.14	0.25	0.07	0.05
Ships, Trains, Planes	0.45	0.15	0.07	0.03	0.01
On-Road Comm'l, and Ind'l	2.46	0.12	0.88	0.10	0.07
Mowers, Saws, Edgers	5.11	0.21	0.03	0.01	0.01
Fires (Ag., Struct., etc.)	4.06	0.68	0.02	0.00	0.59
Miscellaneous	0.36	3.12	1.63	0.13	5.19
VALLEY TOTAL	38.46	13.73	23.02	0.57	6.52

Source: Sanchez Talarico Associates, Inc.

Notes: Inventory year was 1979.

Permitted source emissions are primarily fuel burned for oil recovery.

Miscellaneous ROC emissions are mainly gasoline, paints, thinners, solvents.

Miscellaneous TSP emissions are unpaved and paved roads and construction.

Ozone concentrations in Ojai were well above the California first stage alert level of 0.20 ppm for one hour during the early 1970s; they stabilized at just below the alert level from 1976 through 1982. Maximum annual levels dropped significantly in 1983-84 suggesting that ozone attainment in Ojai may very well occur in this decade as predicted by the APCD. They rose again in 1985 to near the first stage smog alert level such that the attainment forecast is perhaps optimistic if the 1985 readings are indicative of the trend for the rest of this decade.

Despite the trend reversal in maximum ozone exposure, the number of days on which the national standard of 0.12 ppm for one hour has been exceeded has followed the same pattern of a dramatic decrease through 1976, a plateau of 20-30 violations per year from 1976 through 1982, and another sharp drop in 1983-85. Table AQ-C shows a year-by-year profile of ozone concentrations and violations at Ojai since 1977. The drop in the number of violations of the state standard from around 100 days per year to around 30, and the drop in the national standard violations from around 30 per year less than 10 is certainly indicative that air quality in the Ojai Valley has improved significantly even if the annual maxima do not properly reflect such a trend. As noted in the footnote to Table AQ-C, the 1985 ozone data may not be fully representative of the total annual number of violations because of a prolonged station outage during the summer smog season, but an improvement trend certainly exists - whatever its true magnitude.

Other pollutants measured in Ojai by the APCD or during special studies showed generally good air quality in the valley. Total suspended particulate (TSP) levels periodically exceeded the 24-hour California TSP standard, but the less stringent national primary TSP standard has been exceeded only once in the entire period of record in Table AQ-C. Since one violation per year is allowed, the Ojai Valley is technically in compliance with the national particulate standard.

It has now been recognized that TSP is not a good indication of the potential health effects of airborne dust because the larger and heavier particles are readily filtered by human breathing passages. A new standard for small, inhalable particulates has been promulgated in California and proposed nationally. There are no data in the Ojai area by which to characterize baseline levels of such small dust particles. With generally low TSP levels, it is assumed that the respirable fraction is similarly small and healthful in the Valley.

FUTURE AIR QUALITY

Air Quality Management Plan

The Clean Air Act Amendments of 1977 require that an Air Quality Management Plan (AQMP) be developed within any state where national AAQS are being violated. This plan must demonstrate attainment by 1982 with a possible extension to 1987 if reasonable further progress was demonstrated by the 1982 deadline. In Ventura County, as a part of the South Central Coast Air Basin (SCCAB), the AQMP was prepared by the APCD with input from other county staffs and citizen advisory committees. The plan originally in 1979 indicated that all standards could be met by the 1987 deadline if growth in the county was controlled and a large number of additional emissions controls were adopted.

TABLE AQ-C
OJAI VALLEY AIR QUALITY MONITORING SUMMARY - 1977-1985

Pollutant/Standard	1977	1978	1979	1980	1981	1982	1983	1984	1985
Ozone:									
1-Hr > 0.10 ppm	--	61	95	75	101	80	77	30	34
1-Hr > 0.12 ppm	--	24	27	33	27	25	10	3	6
1 Hr > 0.20 ppm	--	0	0	0	1	0	0	0	0
Max. 1 Hr (ppm)	0.18	0.19	0.18	0.18	0.20	0.19	0.17	0.15	0.19
2nd Hi 1-Hr (ppm)	0.18	0.18	0.18	0.17	0.20	0.16	0.17	0.13	0.18
Total Suspended Particulates:									
24-Hr > 100 ug/m	13/59	6/41	11/58	9/48	--	--	2/52	0/60	7/59
24-Hr > 150 ug/m	0/59	0/41	0/58	1/48	--	--	0/52	0/60	3/59
24-Hr > 260 ug/m	0/59	0/41	0/58	0/48	--	--	0/52	0/60	1/59
Max. 24-Hr (ug/m)	133.	137.	131.	154.	--	--	120.	99.	281.
2nd Hi 24-Hr (ug/m)	123.	133.	131.	121.	--	--	108.	99.	173.

Source: California Air Resources Board, Summary of Air Quality Data, 1977-1985

Notes: "--" no data taken or reported for this year.

1978 and 1985 ozone data incomplete due to station outages during middle of summer "smog season".

When the U.S. Environmental Protection Agency (EPA) relaxed its requirements for a 1987 attainment deadline to allow AQMPs to include only those measures that are reasonably effective and plausible. The APCD concluded that Ojai Valley airshed will meet the ozone standard in 1987, but that the Oxnard Plain Airshed will continue to violate the standard until beyond the year 2000.

The APCD indicated that the conclusion regarding Ojai is further conditional upon no adverse air quality impacts from continuing and expanded Outer Continental Shelf (OCS) oil recovery and processing activities. The AQMP states that the primary source of unhealthy ozone air quality in the Ojai Valley is due to petroleum activities in the Ventura River Valley, and that sources will either be reduced in number in the future, or more carefully controlled. As noted in the meteorological setting, this analysis may be ignoring partial intrusion of polluted air from other airsheds in this analysis. Ojai air quality will certainly continue to improve even if the 1987 attainment forecast is perhaps slightly optimistic.

Emissions Allocation

The attainment forecast is based on projecting the emissions growth or decline in 99 pollution categories and then translating projected emissions into a corresponding ambient air quality. Ventura County is one of the few jurisdictions in California that has made a serious commitment to maintain consistency in its growth forecasts and its various infrastructure plans, including its AQMP. That commitment within the AQMP has taken the form of an emissions allocation model (EAM) for various sub-areas of the county. Adoption of the AQMP by local jurisdictions has generally included a commitment to stay within the emissions budget adopted for given sub-areas. The technique in many cities in the County to control the population-related component of the sub-regional emissions burden has been to limit population growth through limits on building permits if the demand for new construction has exceeded the forecast level of new growth.

For the unincorporated portions of the Ojai Valley, a Clean Air Ordinance was adopted in 1982 that limits the number of residential building permits to a fixed maximum each year. Each year, a maximum of 46 single lot and 140 multiple lot permits are allocated. When the annual allocation is expended, permit issuance is suspended pending any cancellations of applications or until January 1 of the next year.

It has generally been recognized that the emissions allocation approach has certain less than optimum features that limit planning flexibility to meet changes in economics, demographics, etc. Some modification of that technique is therefore anticipated in future updates of the AQMP. The 1982 AQMP Update is still in effect, and any local air quality planning must therefore be responsive to the requirements existing at this time. In the absence of an adopted new revision, it also means that the 1987 attainment forecast for ozone for the Ojai Valley is also still considered operative despite indications to the contrary noted in the baseline air quality characterization.

Future Emissions

The input assumptions that were used to derive the attainment prediction are reproduced from the AQMP as Table AQ-D. Those input assumptions were then used to develop a future emissions inventory. The projected growth in various categories was used to predict future emission levels. The future Ojai Valley pollution burden will be off-set by the retirement of older, polluting cars, by the mandatory inspection and maintenance program that went into effect in 1984, and to a small extent by various transportation control measures (TCMs) such as increased car pooling, transit, bicycling or other reductions in single occupant vehicle (SOV) usage.

By implementing a series of reasonably available control measures and by feasible emissions control rules, the calculational process of emissions growth off-set by corresponding emissions reduction produced an annual emissions profile for reactive organic compounds (ROC) and nitrogen oxides (NOx) as shown in Exhibit AQ-2. The corresponding predicted second highest annual hourly ozone maximum is superimposed on that emissions projection. The second highest value is the basis for attainment planning because federal clean air laws allow one violation per year. An attainment or non-attainment designation is therefore based on the second highest observed hourly value in a given year. Through 1984, observations were in good agreement with the ozone forecast. In 1985 observations deviated significantly from forecasts.

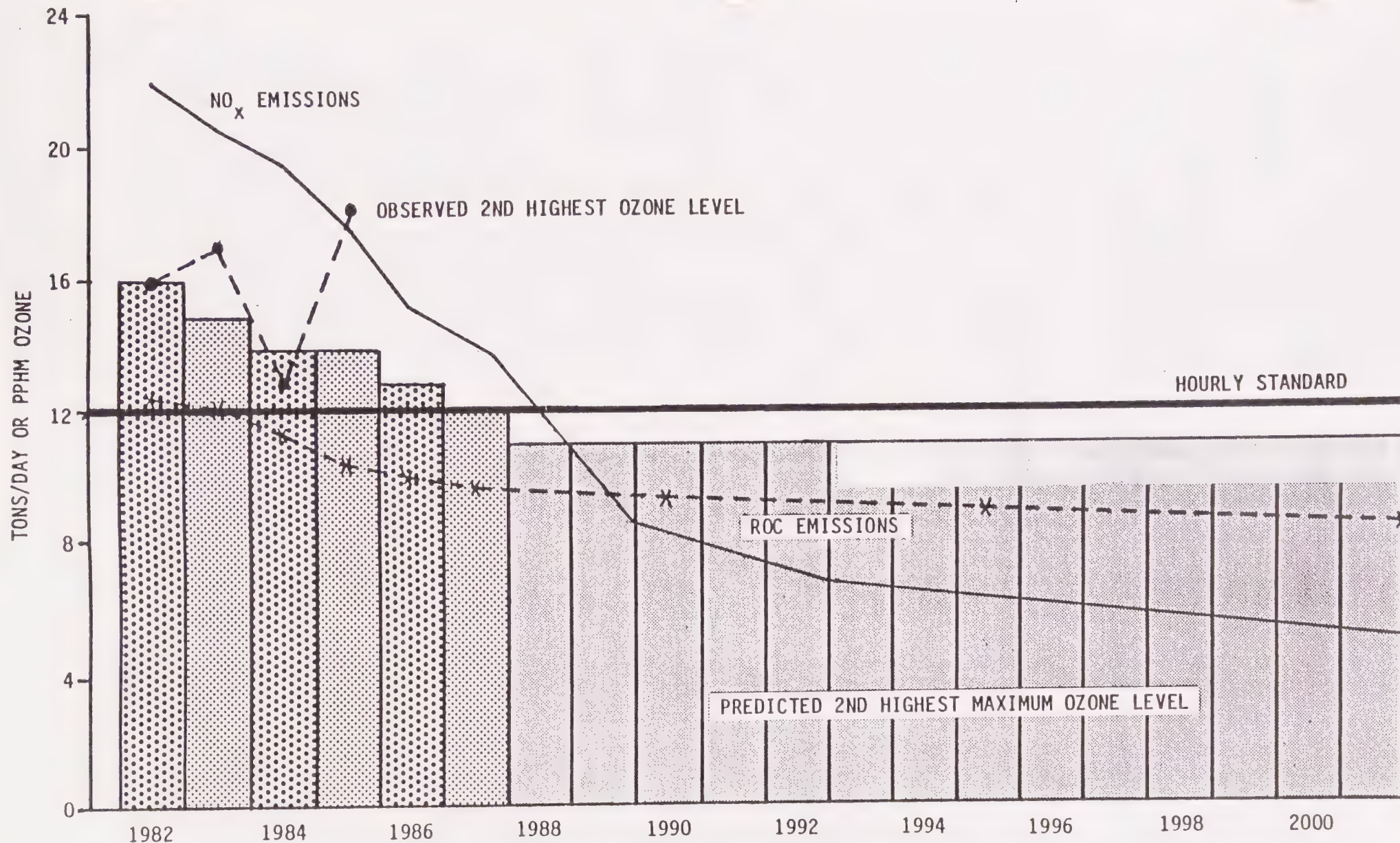
The deviation may be due to a large number of factors. It may be that emissions reduction is not occurring as fast as anticipated from the stationary source and other miscellaneous components. It may be that 1985 experienced unusual meteorological conditions not anticipated when the initial model that related emissions to downwind air quality was developed. It may be that there were unusual intrusions of polluted air from other airsheds. It may be that Outer Continental Shelf emissions, presently not accounted for in the County's air quality planning process, created an unusually significant ozone impact.

TABLE AQ-D
AQMP ACTIVITY DATA

OJAI VALLEY AIRSHED

ACTIVITY DATA	UNITS	1979	1980	1981	1982	1983	1984
Population	People	35305	36179	36496	37241	38227	38852
Nonretail Employment	Jobs	10957	11325	11690	12058	12426	12794
Agricultural Acreage	Acres	15697	15684	15673	15662	15651	15640
Commercial Acreage	Acres	525	535	545	555	565	575
Petroleum Production	1000 Bbl P	11016	10545	10095	8651	9255	8864
USA Petrochem Cup	Bbl Per Da	24808	25673	26538	27404	28269	29135
SCE Fuel Use	Nox in Tpy	0	0	0	0	0	0
Food & Ag Processing	Acres	15697	15684	13479	11277	9078	6882
New Dwelling Units	Units	301	353	145	309	447	262
Regional Population	1000 People	10093	10214	10335	10457	10588	10709
Population +33% Decline	People	34504	35009	35177	33402	30297	29958
NR Employment +33% Decline	Jobs	10957	11325	11690	11395	10562	10683
NR Employment +15% Decline	Jobs	10957	11325	11690	11757	11805	11834
Motor Vehicle Fuel Use	People	13426	13506	13094	12857	12757	12511
Dwelling Units	Units	13748	14101	14246	14555	15002	15264
		1985	1986	1987	1990	1995	2000
Population	People	39476	39789	40100	41027	43022	45003
Nonretail Employment	Jobs	13162	13827	14489	16480	17037	19516
Agricultural Acreage	Acres	15628	15618	15607	15574	15465	15329
Commercial Acreage	Acres	585	601	618	668	677	679
Petroleum Production	1000 Bbl P	8490	8133	7792	6859	5564	4533
USA Petrochem Cup	Bbl Per Da	30000	30000	30000	30000	30000	30000
SCE Fuel Use	Nox in Tpy	0	0	0	0	0	0
Food & Ag Processing	Acres	4688	2499	312	311	309	307
New Dwelling Units	Units	266	160	166	310	607	669
Regional Population	1000 People	10840	10971	11102	11375	12071	12808
Population +33% Decline	People	28173	26388	24579	25148	26379	27587
NR Employment +33% Decline	Jobs	10266	10025	9708	11042	11415	13076
NR Employment +15% Decline	Jobs	11846	12099	12316	14008	14481	16589
Motor Vehicle Fuel Use	People	12285	11995	11727	11577	11445	11962
Dwelling Units	Units	15530	15690	15856	16360	17337	18303

Source: Ventura County Air Pollution Control District



MEA: EMISSIONS PROJECTIONS

GENERAL PLAN

CITY OF OJAI

SOURCE: AQMD

EXHIBIT AQ-2

ACOUSTIC ENVIRONMENT

ACOUSTIC ENVIRONMENT

Introduction

Noise is defined as "unwanted sound". Excessive noise levels can cause hearing damage and eventual hearing loss. Noise can interfere with communication, physical and mental performance, and sleep. Noise is thought to be related to stress leading to headaches, nervous disorders, high blood pressure, indigestion, impaired vision, and other maladies. In cases where extreme noise levels affects properties, it can cause loss of values.

NOISE LEVELS

The intensity of noise is measured in units called decibels. The decibel measurement is logarithmic meaning each increase of ten decibels is a ten-fold increase in the level of noise. One decibel is approximately equal to the threshold of a person's hearing, thirty decibels is considered very quiet, at 100 decibels begins to be intolerable, and at 180 decibels noise is lethal.

The predominant ratings scales for land use compatibility assessment are the Noise Equivalent Level (LEQ) and the Community Noise Equivalent Level (CNEL). Both scales are based on the A-weighted decibel (dBA). A-weighting is a frequency correction that correlates overall sound pressure levels with the frequency response of the human ear.

CNEL is a 24-hour, time-weighted annual average noise level. Time-weighted refers to the fact that noise which occurs during certain sensitive time periods is penalized for occurring at these times. The evening time period (7 p.m. to 10 p.m.) penalizes noises by 5 dB, while nighttime (10 p.m. to 7 a.m.) noises are penalized by 10 dB. Examples of various noise environments in terms of the CNEL scale are shown in Exhibit AE-1.

SENSITIVE NOISE RECEPTORS

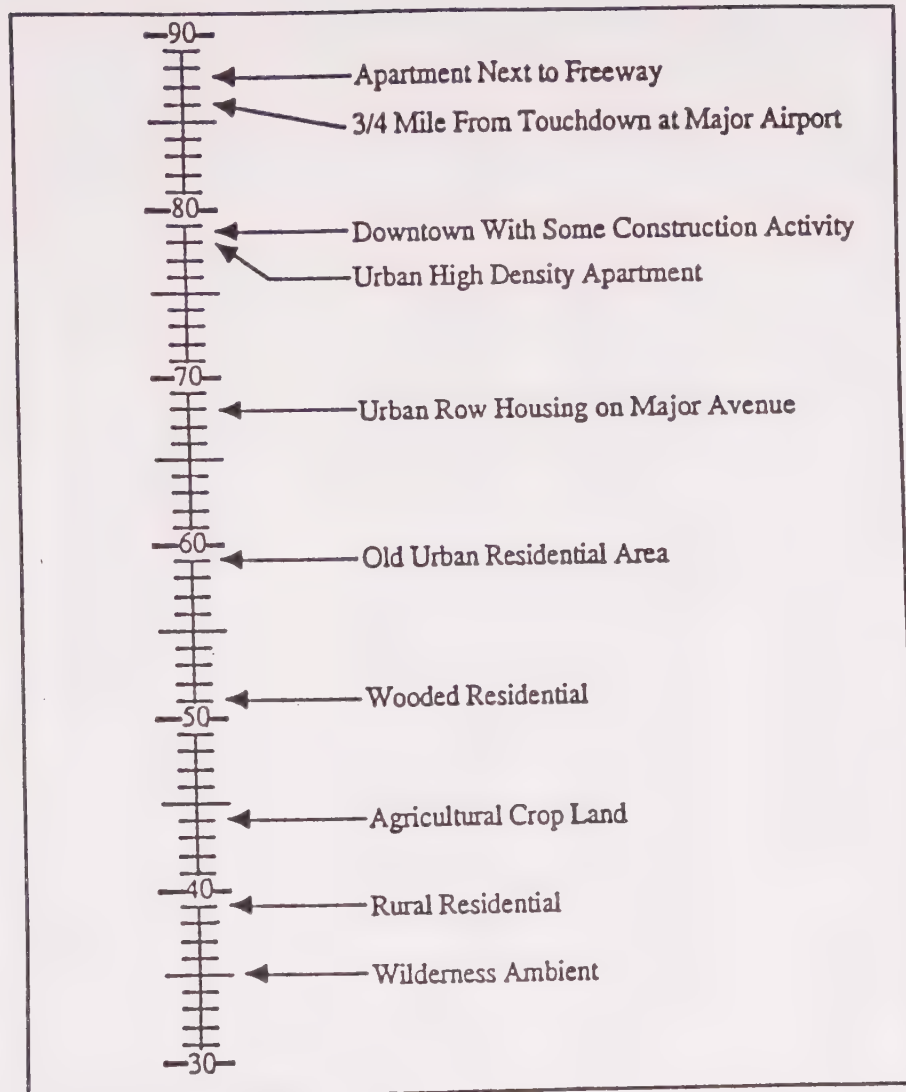
Sensitive noise receptors are land uses that require low noise levels. Sensitive receptors in the Ojai Area include residential areas, churches, schools, and hospitals. These uses require low noise levels in order to preserve their intended serene nature or their intended uses, such as a learning, living, and healing environment. Commercial land uses are not considered sensitive noise receptors. Recreational and agricultural land uses are not considered sensitive noise receptors.

RECOMMENDED NOISE STANDARDS

The State Department of Housing and Community Development produced the most recent state guidelines for noise control. The state has established guidelines for acceptable community noise levels which are based on the CNEL rating scale. For residential uses, the state guidelines for maximum exterior noise levels are 60 to 70 dB CNEL. The most common outdoor standard used by municipalities is 65 dB CNEL. Some municipalities, usually rural communities, utilize a 60 dB CNEL guideline for residential land uses.

CNEL

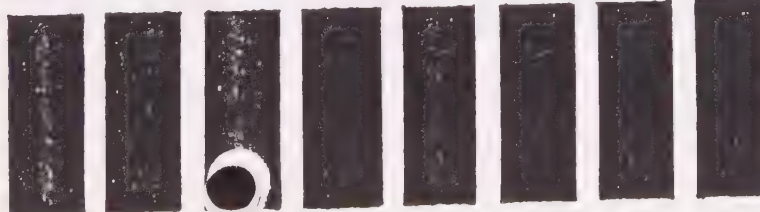
Outdoor Location



GENERAL PLAN

CITY OF OJAI

MEA: RELATIVE NOISE LEVELS



SOURCE: MESTRE
GREVE

EXHIBIT AE-1

City of Ojai and Sphere of Influence

NOISE LEVELS

In Ojai, the major sources of noise pollution are related to transportation. Generally surface street traffic is the most consistent and pervasive source of noise. Residents who live along heavily traveled streets leading to the central business district and Highways 150 and 33, have daily exposure to the noise associated with peak traffic hours. Morning and evening peak traffic hours (approximately 7:30 a.m. to 8:30 a.m. and 4:30 p.m. to 5:30 p.m.) produce the most intense surface street noise. Along routes leading to the central business district noise is produced by steady flows of traffic during morning and evening "rush" hours.

SENSITIVE NOISE RECEPTORS

The noise environment in the majority of the City of Ojai and its Sphere of Influence is characterized as rural or semi-rural residential. The City contains noise sensitive land uses in all areas except the central business district. These sensitive uses are primarily residential uses but also include schools, churches, and Ojai Hospital.

RECOMMENDED NOISE STANDARDS

The City of Ojai Municipal Code does not establish noise standards for land uses in the City. The City prohibits construction during weekends or holidays and between the hours of 7:00 p.m. and 7:00 a.m. on weekdays except by permission of the Director of Public Works.

The City of Ojai requires that the project comply with the State of California Noise Insulation Standards (California Administrative Code, Title 24, Part 6, Division T25, Chapter 1, Subchapter 1, Article 4, Section T25-28). The code requires that "interior community noise levels (CNEL) with windows closed, attributable to exterior sources shall not exceed an annual CNEL of 45 dB in any habitable room." The code requires that this standard be applied to all new hotels, motels, apartment houses and dwellings other than detached single-family dwellings.

The recommended noise level guidelines to assess the compatibility of a residential project with the noise environment are 60 dB CNEL exterior noise levels for existing and proposed residential land uses and 45 dB CNEL for the interior noise levels.

GEOLOGY

GEOLOGIC FORMATIONS

Regional Setting

INTRODUCTION

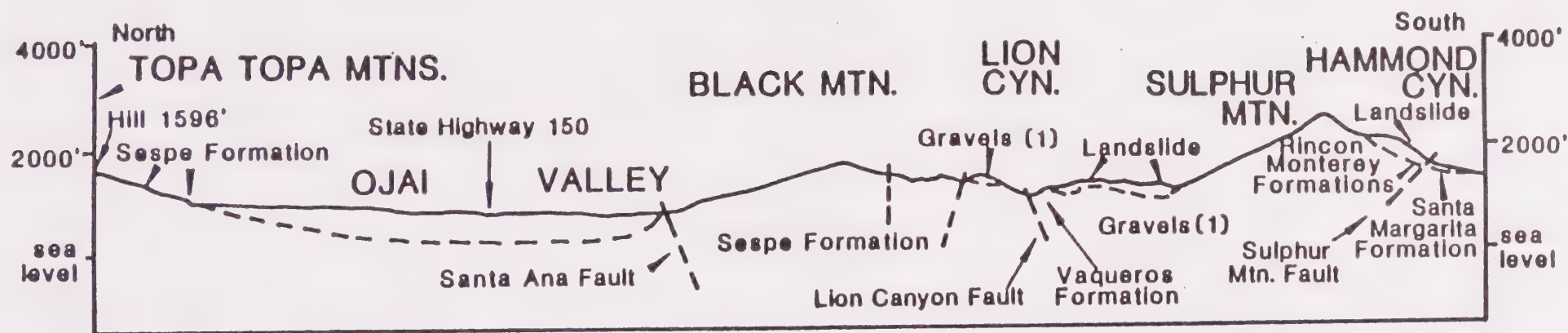
This section discusses the geologic formations that underlie the City of Ojai and the region and the conditions that result from the different formations. Geologic formations such as granite or sedimentary rock are the result of tectonic forces that have shaped the earth for billions of years. These formations have many varied characteristics. Some formations erode relatively quickly, others are more stable in nature. Some rock types are prone to landslides while some are an excellent source of aggregate for building; some are aesthetically pleasing due to their colors or shapes. This section identifies the types of rocks that underlie and surround the City and the characteristics that are important for land use planning.

Geologic formations in the southern portion of the County of Ventura generally trend southwesterly to northeasterly. This can easily be seen by the hillside and valley areas throughout the County.

Sedimentary Rock Formations

Sedimentary formations are created by the deposition of rocks and/or soil by streams, lakes, oceans, or glaciers. Metasedimentary rocks are those formed by sedimentary formations under pressure. The vast majority of Ventura County is underlain by sedimentary or metasedimentary formations. A description of the sedimentary or metasedimentary formations found in the Ojai vicinity is provided below.

- **Recent Alluvium** - This is a "younger" alluvium consisting of recent clay, silt, sand and gravel, that is unconsolidated and possibly stratified. Recent alluvium includes alluvial fans, flood plains, and streambed deposits.
- **Quaternary Nonmarine Terrace Deposits** - These are alluvial terrace deposits which, in places along the coast, overly thin marine terrace deposits. They often include local areas of older alluvial debris at higher levels.
- **Upper Miocene Marine Sedimentary Rocks** - This formation is comprised of Tequepis Sandstone and Sisquoc Formation in the Santa Ynez Mountains. The Tequepis Sandstone is gray-white, massive to thick-bedded, compact, and semifriable. The Sisquoc Formation is soft, fissile to massive, shale and siltstone.
- **Middle Miocene Marine Sedimentary Rocks** - Called Modelo formation in the Ventura basin, this rock type is brown, soft, fissile, shales that may include local areas of thin limestone beds, clay siltstone and sandstone. Coastal areas may also contain fragments of blocks or schist.



MEA: GEOLOGIC TRANSECT

GENERAL PLAN

CITY OF OJAI

SOURCE: COUNTY OF VENTURA

EX: GEO-1

- **Oligocene Nonmarine Sedimentary Rocks** - This includes the Sespe Formation and Vasquez Formation. The Sespe Formation is red to gray-green shale, sandstone and conglomerate. The Vasquez formation is red to light brown sandstone and conglomerate, with some interbedded maroon siltstone and breccias.
- **Eocene Marine Sedimentary Rocks** - Several local formations fall within this category including the Coldwater Sandstone, Sacate Formation, Cozy Dell Shale, Matilija Sandstone, Snita Shale, Juncal Formation, and Sierra Blanca Limestone. Most of these formations contain combinations of sandstone, siltstone, and shale.

Sedimentary Formations

The vast majority of Ventura County is underlain by sedimentary or metasedimentary formations. Listed in order from youngest to oldest, these are recent alluvium, Quaternary nonmarine terrace deposits, pleistocene marine and marine terrace deposits, plio-pleistocene nonmarine, pliocene marine, miocene marine, oligocene nonmarine, eocene marine, paleocene marine, cretaceous marine formation.

The most common formation in south Ventura County is recent alluvium. Alluvium is present in the plain and valley areas of the County such as the Oxnard Plain, and along creeks and rivers.

Quaternary nonmarine terrace deposits, pleistocene marine and marine terrace deposits, and plio-pleistocene nonmarine deposits are common along the ridgelines along the Santa Clara River. Pliocene marine, miocene marine and oligocene non marine formations are prevalent in the mountains near Casitas Lake. Eocene marine deposits are prevalent in the Simi Hills area and also in the National Forest in northern Ventura County. Cretaceous marine deposits are also common in the Simi Hills.

Igneous Rock Formations

Igneous formations are those formed by molten rock such as volcanic rock. Meta-igneous rock formations are created from igneous rocks under pressure. Igneous formations present in southern Ventura County are primarily volcanic formations.

The dates of solidification of many bodies of igneous rocks have been estimated through radiometric dating methods. Since many of the igneous rock bodies have identifiable positions in the geologic column, it is possible to approximate the age of sedimentary layers in the column. The relative estimated ages of geologic series are given below with a description of outstanding events and organisms occurring at about the same.

- **Quaternary Period: Recent and Pleistocene** - Rocks date from newly formed to about 2 million years old. Several glacial ages and the making of the Great Lakes occurred during this epoch. *Homo Sapiens* is present during the latter portion of this epoch.

- **Tertiary Period: Pliocene** - Rocks date from about 2 to 6 million years old. Later hominids lived during this epoch.
- **Tertiary Period: Miocene** - Rocks date from 6 to 22 million years old. The beginning of the Colorado River and primitive hominids occurred during this epoch.
- **Tertiary Period: Oligocene** - Rocks date from 22 to 36 million years of age. Creation of Nevada mountain ranges occurred during the latter part of this epoch. Grasses and grazing mammals were present.
- **Tertiary Period: Eocene** - Rocks date from 36 to 58 million years ago. During this epoch, volcanic activity began at Yellowstone Park and primitive horses were present.
- **Tertiary Period: Paleocene** - Rocks date from 58 million to 65 million years of age. Mammals became widespread and creation of the Rocky Mountains began during this epoch.
- **Cretaceous to Cambrian Periods** - These 10 periods span 65 to 575 million years ago. Various rock series formed during these periods. Dinosaurs became extinct roughly 70 million years ago. The Appalachian Mountains formed approximately 250 to 510 million years ago. The earliest oil and gas fields formed about 550± million years ago.
- **Precambrian Time** - Precambrian time spans 575 million years ago to birth of the planet. Bacteria and algae were present roughly 3 billion years ago and primitive marine animals occurred between 1 billion years ago and the beginning of the Cambrian period. The oldest dated rocks are 3800 million (3.8 billion years old).

Igneous Rocks Formations

Igneous formations present in southern Ventura County are miocene volcanic formations, located in the southern portion of the County, and small areas of tertiary intrusive rocks which are interjected in miocene marine formations.

GEOLOGY-RELATED HAZARDS

Faulting/Seismicity

Ventura County has not directly experienced a devastating earthquake. Although the historic record shows little evidence for strong earthquakes or surface displacement along faults in the southern Ventura area, the likelihood of the occurrence of one or more such events within 50 to 100 years is not remote.

Only two historic earthquakes might have been devastating to present day populated areas of the County, but they occurred in December 1812 and January 1857, before there was any semblance of population in the region. The earthquake of 1812 severely damaged missions from present-day Santa Maria on the west, to San Fernando on the east, for a total of 116 miles. The 1857 earthquake is the first historical earthquake of California to be described as a "great" earthquake. It is estimated at 8.25 on the Richter Scale because it apparently ruptured ground from Fort Tejon to at least 100 miles in each direction along the San Andreas Fault from Fort Tejon.

The relatively recent 1971 San Fernando earthquake occurred along a fault having little historic record of activity. Several of the faults within the southern half of Ventura County are similar in structure they are subject to comparable tectonic forces as those associated with the San Fernando earthquake.

Most of the land in Ventura County is encompassed by the Transverse Range geographic province of California. The province is distinct from other provinces in that the nature of its prevailing linear trend is west to east instead of northwest to southeast (which is the case from most geologic trends in the state). The province is bounded by three major faults, including the northwest trending San Andreas Fault zone, which cuts the northeast corner of the County; the west trending Big Pine Fault, which joins the San Andreas and forms the northern boundary of the province; and the Malibu Coast Fault, which forms the southern boundary of the province where the fault extends offshore to the west of the County boundary. Each of these faults constitute a potential major earthquake hazard.

Although no known damage has occurred in the Ventura County area from earthquake activity, the potential exists due to the location of several faults and fault zones in the area. The most significant event anticipated in the area related to faulting is ground shaking.

The intensity of ground shaking/seismicity during an earthquake depends largely on geologic foundation conditions of the materials comprising the upper several hundred feet of the earth's surface. The greatest amplitudes and longest durations of ground shaking occur on thick, water-saturated, unconsolidated alluvial sediments. Ground shaking can also cause ground failure or surface rupturing due to lurching and liquefaction.

Ground shaking can cause disruption of surface drainage, blockage of surface seepage and groundwater flow, changes in groundwater flow, dislocation of street alignments, displacement of drainage channels and drains, destruction or damage to buildings and property and possibly loss of life. Seismic shaking can renew movement of old landslides as well as result in the formation of new slides. The intensity of shaking within 10 miles of the epicenter focus point of the earthquake, in areas underlain by deep alluvium, would likely be in the range of VII to VIII Modified Mercalli intensity, and VI to VII in areas underlain by firm ground bedrock. Higher intensities would be experienced immediately adjacent to the epicentral area.

The State Division of Mines and Geology in their publication entitled, "Urban Geology" 1973, Bulletin 149, indicates that on a state-wide basis, the potential hazard to structures from ground shaking is higher than any other hazard.

The state Division of Mines and Geology has also indicated that the area could experience relatively high earthquake activity. It has been estimated that within the next year there is a 3% to 4% chance of occurrence for a major earthquake measuring at least 7.0 on the Richter Scale; within the next fifty years, it is estimated that there is a 50% to 90% chance of an earthquake of this magnitude. The source of this anticipated earthquake is the 650-mile long San Andreas fault.

A fault is described as the area where two tectonic plates or continent plates meet. The San Andreas fault is the state's largest and most active fault and is the location where the western Pacific plate meets with the eastern North American plate. Activity occurs along the San Andreas fault when the two plates collide. Movement along faults tends to be abrupt rather than a slow and steady slipping. Seismologists have determined that the San Andreas fault is moving at a rate of about two inches per year. When the forces that cause earth movement create enough energy, an abrupt slippage occurs causing earthquakes that, if near enough to the earth surface, can cause landforms to displace or fracture. Fault displacement can cause damage to sewer mains, gas, water and electrical lines, structures, roads, and human life.

There are many places other than the San Andreas fault where faulting occurs. A series of related faults is called a fault zone or a fault system. There are several faults and fault zones located near the City of Ojai. These are described below and illustrated in Exhibit GEO-3.

Trying to anticipate the location of an earthquake is difficult at best. If earthquakes have historically occurred with regularity along a particular fault, there is a possibility of prediction with a degree of accuracy. In most cases in California, as in Ventura County, earthquakes have not occurred with regularity (Exhibit GEO-2).

The magnitude of an earthquake is commonly measured using the Richter Scale or Modified Mercalli Scale. Each point on the Richter Scale represents about a tenfold increase in the power of an earthquake. Tables GEO-A and GEO-B illustrate the magnitude of damage expected from earthquakes of various magnitudes.

TABLE GEO-A
EARTHQUAKE EFFECTS: RICHTER SCALE

Intensity	Description of Damage
8.9	Damage nearly total. Large rock masses displaced. Lines of sight and leel distorted. Objects thrown into the air.
8.0	Rails bent greatly. Underground pipelines completely out of service. Damage severe to wood frame structures, especially near shock center. Few masonry structures remain standing. Large, well built bridges destroyed by the wrecking of supporting piers or pillars.
7.9	Most masonry and frame structures destroyed with their foundations. Some well built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments, Large landslides. Water thrown on banks of canals, rivers, lakes. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.
7.0	General panic. Masonry destroyed or heavily damaged. General damage to foundations. Frames cracked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground.
6.9	Steering of autos affected. Fall of stucco and stone masonry walls. Twisting and fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses move on foundations if not bolted down. Loose panel walls thrown out. Branches broken from trees. Cracks in wet ground and on steep slopes.
6.0	Difficult to stand. Noticed by drivers of automobiles. Hanging objects shake. Furniture broken. Weak chimneys broken at roof-line. Fall of plaster; loosens bricks, stones, tiles, cornices, unbraced parapets, and architectural ornaments. Waves on ponds, water turgid with mud. Small slides and caving in along sand and gravel banks. Large bells ring. Concrete irrigation ditches damaged.

Source: Sanchez Talarico Associates, Inc.

TABLE GEO-A con't

Intensity	Description of Damage
5.9-5.0	Felt by all. People walk unsteadily. Windows, dishes, glasses broken. Objects, books, etc. fall off shelves, pictures off walls. Furniture moved or overturned. Weak plaster and masonry cracked. Small bells ring (church or school). Trees bushes shaken visibly.
4.9-4.0	Felt outdoors by most people: Sleepers awakened. Liquids may spill. Small unstable objects displaced. Doors swing close open. Pictures move. Some breakage of plaster.
3.9-3.0	Felt indoors. Hanging objects swing slightly. Vibrations feel like passing of light trucks. May not be recognized as an earthquake.
Below 3.0	Not felt except by a very few and only under special circumstances.

Source: Sanchez Talarico Associates, Inc.

TABLE GEO-B
EARTHQUAKE EFFECTS: MODIFIED MERCALLI SCALE

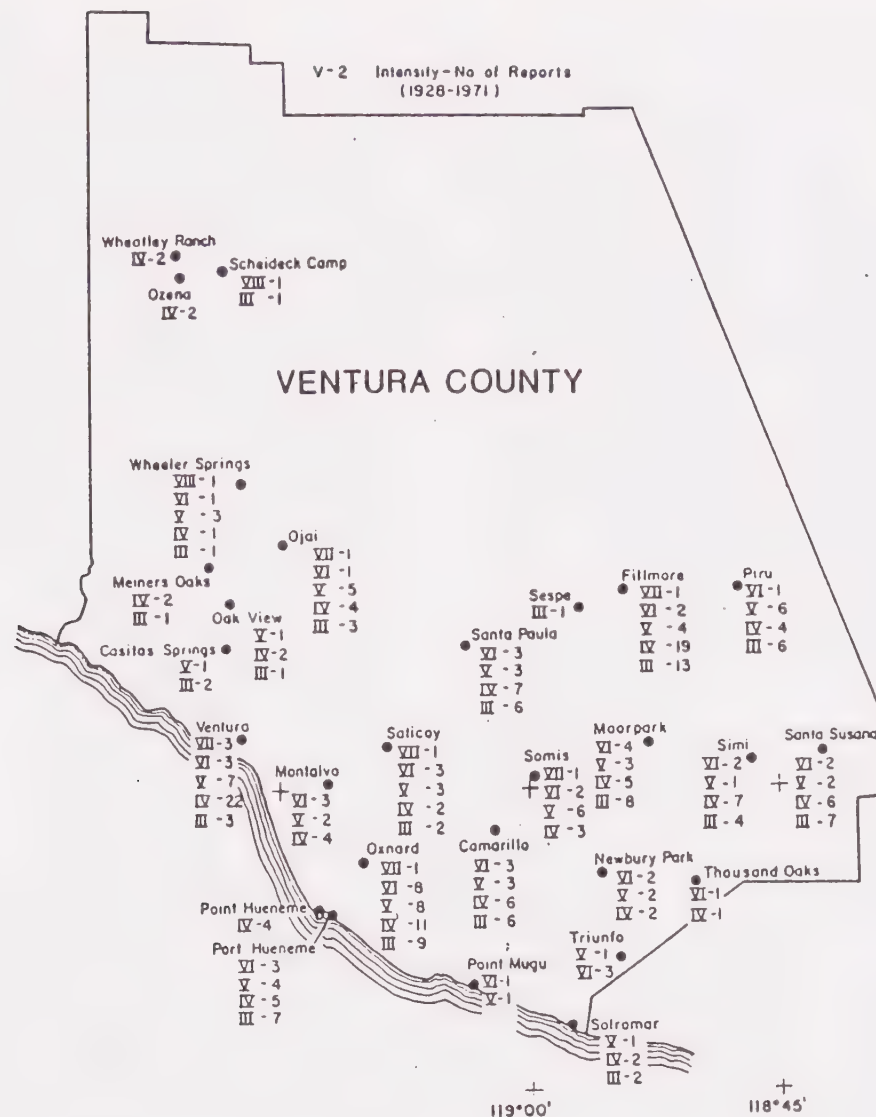
Intensity	Description of Damage
XII	Damage total. Waves seen on ground surfaces. Lines of sight and level distorted. Objects thrown upward into air.
XI	Few, if any, (masonry) structures remain standing. Bridges destroyed. Broad fissures in ground. Underground pipelines completely out of service. Earth slumps and land slips in soft ground. Rails bent greatly.
X	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with their foundations; ground badly cracked. Rails bent. Landslides considerable from river banks and steep slopes. Shifted sand and mud. Water splashed (slopped) over banks.
IX	Damage considerable in specially designed structures; well-designed, frame structures thrown out of plumb; great in substantial buildings, with partial collapse. Buildings shifted off foundations. Ground cracked conspicuously. Underground pipes broken.
VII	Damage slight in specially designed structures; considerable in ordinary, substantial buildings, with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned. Sand and mud ejected in small amounts. Changes in well water. Persons driving motorcars disturbed.
VIII	Everybody runs outdoors. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerably in poorly built or badly designed structures; some chimneys broken. Noticed by persons driving motorcars.

Source: Sanchez Talarico Associates, Inc.

TABLE GEO-B con't

Intensity	Description of Damage
VI	Felt by all, many frightened and run outdoors. Some heavy furniture moved; a few instances of fallen plaster or damaged chimneys. Damage slight.
V	Felt by nearly everyone, many awakened. Some dishes, windows, etc., broken; a few instances of cracked plaster; unstable objects overturned. Disturbances of trees, poles, and other tall objects sometimes noticed. Pendulum clocks may stop.
IV	During the day, felt indoors by many, outdoors by few. At night, some awakened. Dishes, windows, doors disturbed; walls make creaking sound. Sensation like heavy truck striking building. Standing motorcars rocked noticeably.
III	Felt quite noticeably indoors, especially on upper floors of buildings, but many people do not recognize it as an earthquake. Standing motorcars may rock slightly. Vibration like passing of truck. Duration estimated.
II	Felt only by a few persons at rest, especially on upper floors of buildings. Delicately suspended objects may swing.
I	Not felt except by a very few under specially favorable circumstances.

Source: Sanchez Talarico Associates, Inc.



NOTE: INTENSITY DESCRIBED USING MODIFIED MERCALLI SCALE.

MEA: EARTHQUAKE LOCATIONS AND INTENSITIES

GENERAL PLAN

CITY OF OIAI



COUNTY OF
SOURCE: VENTURA

EXHIBIT GEO-2

FAULTS

There are numerous faults in the Ojai vicinity. They are described below.

Lion Mountain Fault

This fault is encompassed by the Lion Canyon Fault Zone which extends from Santa Paula Creek along the south edge of Upper Ojai Valley through the Lion Canyon area and possibly to Oak View and beyond to Lake Casitas. The actual Lion Mountain fault is located between Lake Casitas and the San Cayetano fault zone, east of Ojai. The Lion Mountain Fault Zone contains a major portion of the Oak View community and the southern section of the Ojai community. Major electrical transmission lines, gas mains, water transmission lines and sewer mains between Oak View and Ojai transverse this zone. Local geologic formations show relatively recent activity. This fault is considered potentially active.

Santa Ana/Arroyo Parida Fault Zone

This fault extends from Montecito to the Ventura River and along the south side of the Ojai Valley. This fault system is an eastward extension of the Mission Ridge Fault in the Santa Barbara area and extends to the southeast end of the Ojai Valley where San Cayetano zone apparently begins. The Santa Ana Fault has raised the Upper Ojai Valley relative to the Ojai Valley. The fault forms a groundwater barrier in the alluvium beneath the Ventura River. Two schools lie in the fault zone and sewer mains and water transmission lines from Lake Casitas and Ventura to the Ventura area cross this fault zone. This system is considered potentially active.

San Cayetano Fault System

This fault system consists of a major series of faults which extend over 150 miles from Santa Barbara County to Los Angeles County. Specifically, the San Cayetano zone which could affect the Ojai area is a thrust fault zone which extends 17 miles from the east edge of Ojai Valley east to Sespe Creek. Geologic evidence that the fault system should be considered active throughout its length is shown by location of earthquake epicenters, groundwater barriers and displaced alluvial sediments. Landslides are common in conjunction with the fault. This system is considered potentially active.

Big Pine Fault Zone

This is a major east-trending fault which joins the San Andreas Fault north of the Ventura County line. The fault zone lies 16 miles north of Ojai, and consists of a series of braided faults. Terraces and stream channels have been offset by geologically recent movement along the fault. It is reported to have ruptured the ground surface for a distance of 30 miles along its length during the northern Ventura County earthquake of November 1852. This system is considered active.

San Andreas Fault

The San Andreas is the longest and most important fault in California. It transects a 4 mile section of the extreme eastern corner of Ventura County, about 27 miles northeast of Ojai. It is the only fault within Ventura County which the state has designated a special study zone. The last major earthquake generated by that portion of the fault which transects the northeast section of the County was in 1857 with a Richter Scale estimation of 8.0. The occurrence of another major earthquake along this fault is considered possible within the near future. This fault is designated active by the State Division of Mines and Geology.

Bear Canyon Fault

This fault is located north of Ojai Valley.

Red Mountain Fault Zone and Padre Juan Faults

These faults extend easterly from Santa Barbara County into Ventura County. The Red Mountain zone joins the Sulphur Mountain zone east of Ventura River. These faults are considered potentially active.

Pine Mountain Thrust Fault

This fault is situated nine miles north of the City of Ojai. This fault is considered active.

Del Valle Fault

This is a fault in the northeastern corner of south Ventura County. It displaces Pliocene rocks at the surface and is partially concealed by abundant landslides. The Del Valle fault is sometimes considered an eastward continuation of the San Cayetano Fault zone and is considered active.

Big Canyon Fault

This fault extends west from Santa Paula Creek along the north side of Sulphur Mountain. It becomes obscured to the west by landsliding but there is geologic evidence at the edge of the Upper Ojai Valley. This fault is considered inactive.

Santa Ynez Fault

This fault extends from Point Conception in Santa Barbara County, across the central portion of Ventura county, and ends near the eastern Ventura County line. It is considered to be one of the major faults in the region and is about 90 miles long. The fault lies about 4 miles north of Ojai. Evidence has been cited for recent fault movement. This fault is considered potentially active.

Possible Faults

In addition to the above mentioned vicinity faults there is evidence that faults, to date unmapped, may extend across the north part of the Ojai Valley area and link the San Cayetano Fault zone to the east with faults and possible faults to the west of Ventura River.

LANDSLIDES

Landslides are referred to geologically as "mass wasting". Landsliding can cause abrupt depression and lateral displacement of hillside surfaces over distances of up to several hundreds of feet; disruption of surface drainages; blockage of channels and roadways; displacement and destruction of improvements such as roadways, buildings, oil and water wells, etc.; and damage or disruption of structures or property.

There are numerous causes for mass wasting, including erosion, water, broken or weak bedrock, earthquakes and engineering defects. Stream erosion can undercut slopes removing support and causing failure of slopes by landsliding. Water saturation of the bedrock on hillsides under certain conditions can cause downhill sliding due to gravity. Rainfall can also saturate and erode vast quantities of loose soil, especially after large fires denude the vegetation on slopes, washing soil downhill as earth or mudflows. Ground shaking from earthquakes can loosen material causing it to fall or slide downhill; it can also cause liquefaction of subsurface materials, which can also lead to slides. Finally, man-made cuts or excavations can undercut unstable slopes causing landslides.

The widespread landsliding and slope instability throughout much of southern Ventura County can be related to the intensity of past faulting and folding of geologic strata, to the clay content of certain sedimentary formations and the subsurface moisture content.

Land development in hillside areas can result in the formation of new landslides if grading or development design does not take into account potentially adverse landslide conditions. Many of the area's natural slopes are underlain by bedded sedimentary rocks that are inclined downhill. The slopes in these cases are marginally stable and prone to failure along the bedding planes.

Generally in Ventura County, landsliding is most commonly found along prominent fault zones, anticlinal folds (upside down "U"-shaped folds in rock strata), areas of younger geologic formations and areas of weak or clayey bedrock (refer to Exhibit GEO-5). Landslides and potentially unstable slopes are especially common in hillside areas underlain by sedimentary bedrock. Many landslides are also associated with steep slopes which have been undercut by erosion. Subsurface water is also a contributing factor to slope instability in the great majority of landslide occurrences. In general, most existing landslides in southern Ventura County are not of recent origins, over 100 years old and most are not actively moving. They are subject to movement if triggered by earthquakes, poorly planned grading or if ground moisture is substantially increased.

LIQUEFACTION

Liquefaction is a type of ground failure that can occur during an earthquake. Liquefaction can occur on relatively level ground and have catastrophic effects on structures. Liquefaction can cause buildings to collapse or sink, pipeline and storage tanks to float or break, disruption or destruction of gas lines, sewer lines, roads, etc. Liquefaction can also be the cause of landslides on slopes as small as 2.5%.

Liquefaction occurs when loose soils that are water-saturated are subjected to ground shaking of high intensity and long duration. Liquefaction is manifested by sand boils and mudspouts at the ground surface and water seepage through ground cracks or by the development of quicksand -like conditions or landslides. When quicksand-like conditions occur, buildings may sink or tilt into the ground and underground facilities may float to the surface.

Several conditions are necessary to produce liquefaction including water saturation, low density soil, uniform grain size, lack of confining pressure, high intensity and high duration ground shaking. Ground shaking intensity depends on the magnitude of an earthquake and the amplification of the ground shaking. In terms of soil density, loose unconsolidated soil materials are the most subject to liquefaction. Uniform grain size, such as a deposit of only sand, causes materials to be more susceptible to liquefaction than mixed materials. The deeper in the soil zone the higher the confining pressure and consequently, the lower the potential for liquefaction.

Liquefaction can occur at any level of a soil deposit but usually occurs within the upper 40 to 50 feet. The potential for liquefaction exists wherever there are saturated, loose sand deposits, especially if they are near the surface. This includes most of the river valleys and the low lying plains that have poor drainage. Since subsurface soil properties are not precisely known, it is necessary to assume that all alluvial areas having high groundwater may be subject to liquefaction during strong earthquake shaking.

Referring to Exhibit GEO-1, areas designated high hazard zones for liquefaction are alluvial areas which have had water table levels within 15 feet of the ground surface at some time in the last 50 years or since water well records have been kept. Moderate hazard zones include alluvial areas which have had water between 15 and 40 feet below ground level.

Areas with alluvial soils are subject to liquefaction hazard. In the Ojai vicinity, these areas are the Santa Ana Valley north of Casitas Lake, the Ojai Valley, and the Upper Ojai Valley.

Local Setting

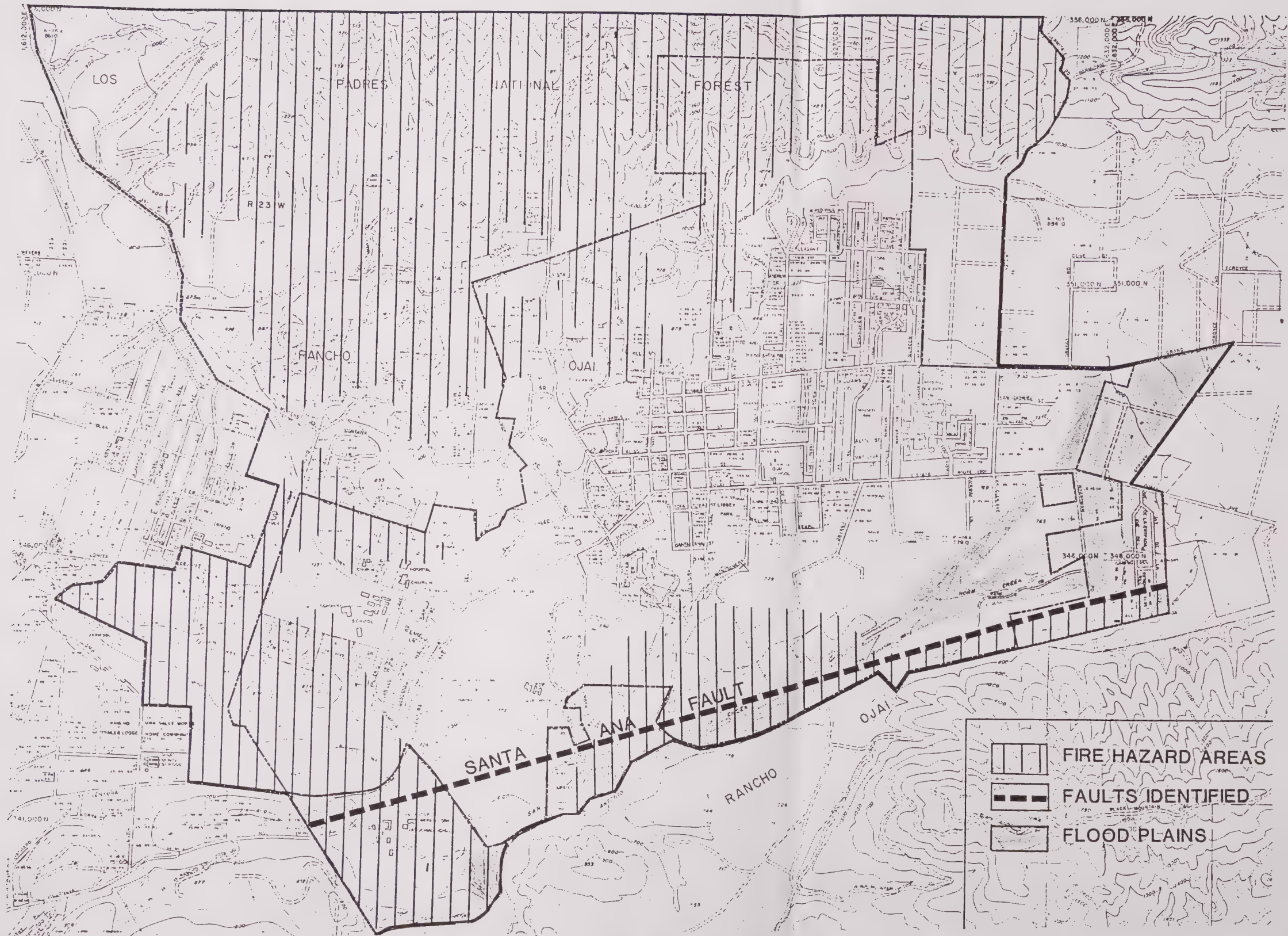
GEOLOGY-RELATED HAZARDS

Faulting/Seismicity

Faults and possible faults are numerous in the region encompassing the City of Ojai. Below is a list of those which are considered to have a potential for posing hazards in the City of Ojai and its Sphere of Influence . There are only two known and potentially active faults or fault zones which cross the Ojai City boundary, these are: the Lion Mountain Fault and the Santa Ana/Arroyo Parida Fault zone. Refer to Exhibit GEO-3 for fault and fault zone locations.

- Santa Ana/Arroyo Parida Fault Zone
- Lion Mountain Fault
- San Cayetano Fault System
- Big Pine Fault
- San Andreas Fault
- Bear Canyon Fault
- Red Mountain Fault Zone
- Padre Juan Fault
- Pine Mountain Thrust Fault
- Del Valley Fault
- Big Canyon Fault
- Santa Ynez Fault

The major direct effect of earthquake faulting is surface displacement. This is when faulting causes actual rupturing of the earth's surface. In the event of surface displacement along Lion Mountain Fault or the Santa Ana/Arroyo Parida Fault zone, loss of life and property damage in the unincorporated and incorporated areas of Ojai could be significant.



MEA: FAULTS/FLOOD PLAINS/FIRE HAZARDS

GENERAL PLAN

CITY OF OJAI



SOURCE: CALIF. DIV. OF MINES & GEOLOGY
1975 FLOOD INSURANCE
ADMINISTRATION (HUD 1985)
VENTURA COUNTY FIRE DEPT.

EXHIBIT GEO-3

Public facilities and commercial, industrial and residential areas in the Ojai area are all encompassed by zones of potential ground shaking. The short-term local seismic history is not in itself an adequate base for estimating earthquake risk. Due to the relatively small number of such events, the record does not provide a statistically reliable basis for prediction.

GEOLOGIC FORMATIONS

The eastern, southern, and western portions of the Sphere of Influence are underlain by quaternary nonmarine terrace deposits. The northern part of the Sphere is comprised of oligocene nonmarine deposits that extend into the City boundary and eocene marine deposits that extend into the mountains of the National Forest.

The City of Ojai is almost entirely underlain by quaternary nonmarine terrace deposits. The northwestern corner of the city is underlain by oligocene nonmarine deposits.

GEOLOGY-RELATED HAZARDS

Landslides

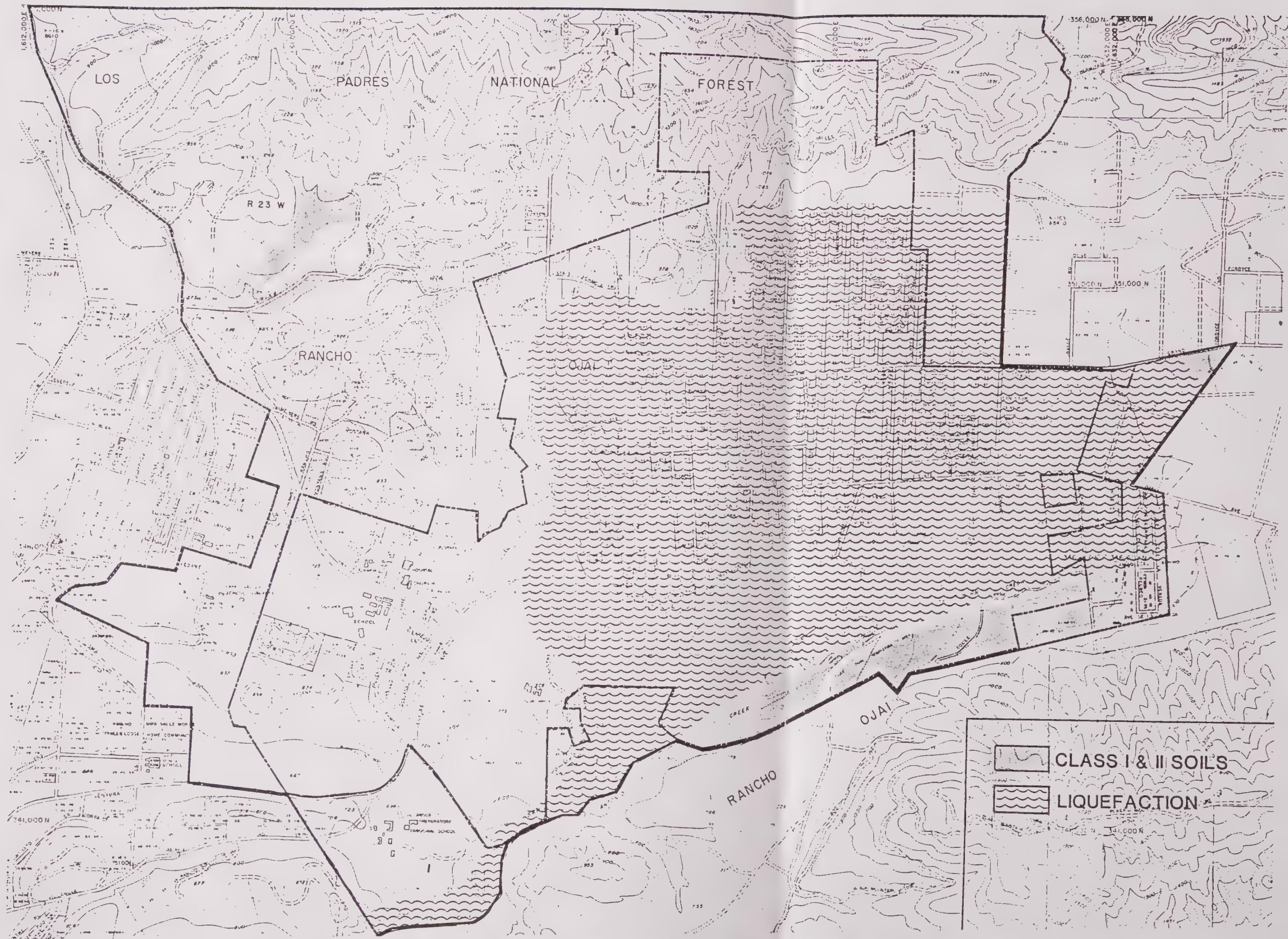
Several areas in the Ojai vicinity are subject to landsliding hazard. Most of these large areas are in the hillsides to the north and south of the City of Ojai. The Sulphur Mountain hills to the east of San Alonzo Creek and south of the Upper Ojai Valley have large areas susceptible to landsliding. In the National Forest, north east of the Ojai Valley, there is a large area of landsliding.

There are no significantly large areas of landsliding in the City's Sphere of Influence or in the City of Ojai.

Liquefaction

There are a few areas within the Sphere of Influence but outside the City boundaries which are subject to liquefaction hazard. These areas are located along or adjacent to San Antonio Creek and in the eastern portion of the Sphere of Influence.

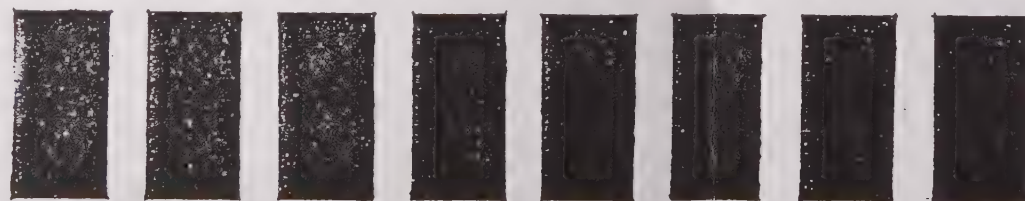
The majority of the City of Ojai is subject to liquefaction hazard. Those portions of the City located far north along the City boundary or to the west of the Ojai Country Club are free from significant liquefaction potential.



MEA: LIQUEFACTION/CLASS I & II SOILS

GENERAL PLAN

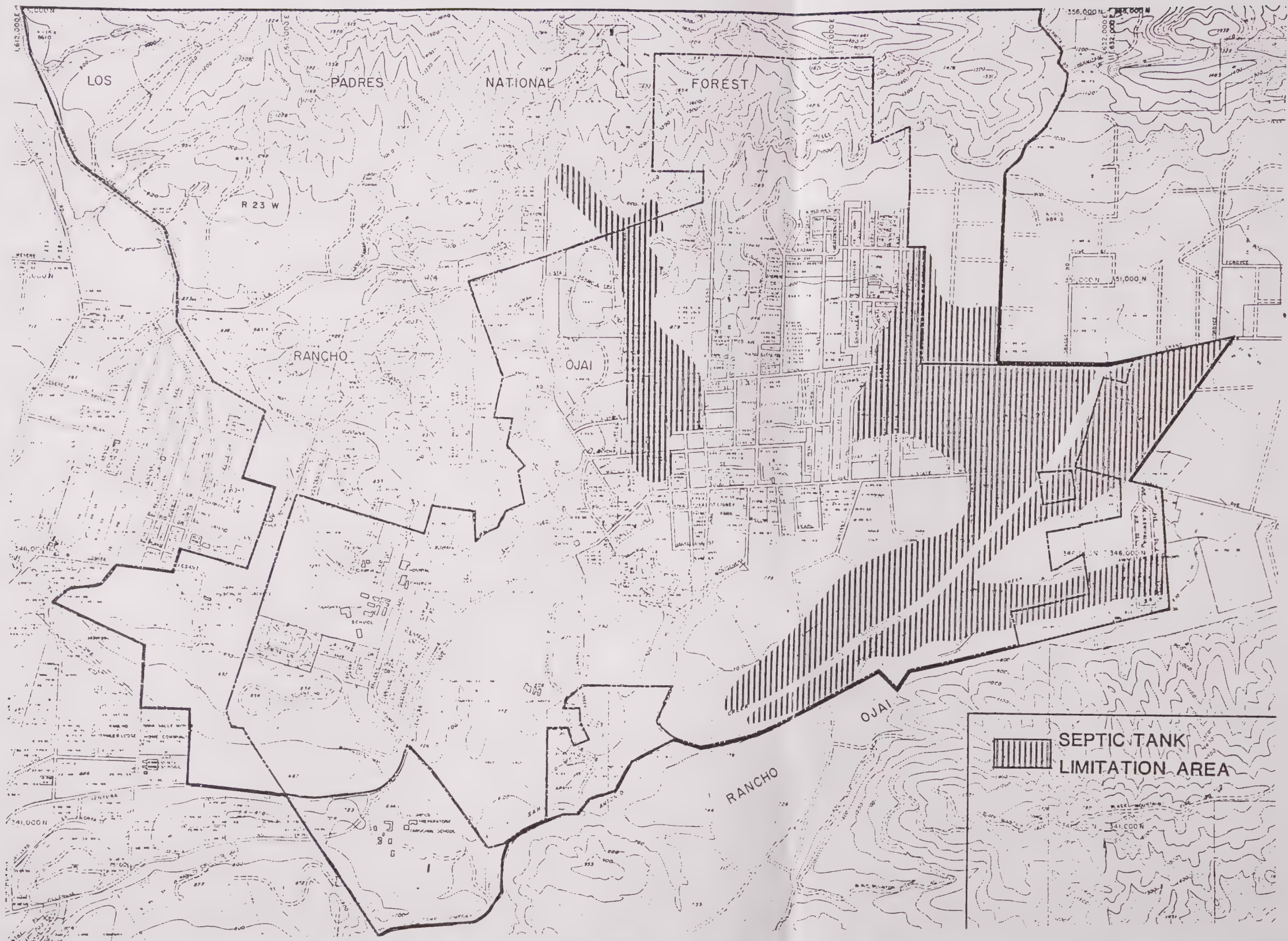
CITY OF OJAI



SCALE:
1"=2000'

SOURCE: U.S. DEPT. OF
AGRICULTURE

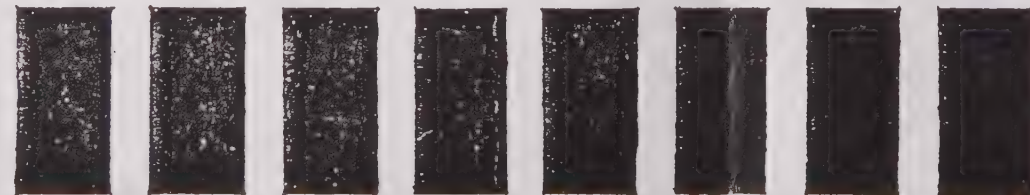
EXHIBIT GEO-4



MEA: SEPTIC TANK LIMITATIONS

GENERAL PLAN

CITY OF OJAI



SCALE:
1"=2000'

SOURCE: U.S. DEPT. OF
AGRICULTURE

EXHIBIT GEO-5

MINERAL RESOURCES

Regional Setting

INTRODUCTION

Petroleum is considered by the far the most important mineral resource in Ventura County. Petroleum has been important to the county's economy since it was first produced prior to 1875. Aggregate is another important mineral resource in the County. It is used in construction and building industry. Other minerals in the County which are of commercial value are asphalt, clay, gypsum, and limestone.

Regional petroleum resource areas were derived using California Division of Mines and Geology (CDMG) Oil and Gas maps which show boundaries of known petroleum fields. These boundaries indicate the location of wells drilled on the outer edges of the fields. Petroleum fields are common throughout the south County. The largest fields are located in the Oxnard Plain. Also, many smaller fields scattered throughout the central and northern portions of the county.

Aggregate resources include sand, gravel and rock which are used for fill, rip-rap, and construction grade concrete. The California Division of Mines and Geology has mapped aggregate resources in the state. The maps were prepared in response to the Surface Mining and Reclamation Act of 1975 (SMARA). This act mandated aggregate resources throughout the state be mapped. This mapping allows local governments to make knowledgeable land use decisions based on the presence and need for these resources. The objectives of the SMARA are generally to ensure proper reclamation of mineral land and to safeguard access to mineral resources of regional and statewide significance. The regional Ojai area is located within the CDMG Western Ventura County Production Consumption Region.

The Division of Mines and Geology classified land in Ventura County south of the Los Padres National Forest according to the presence or absence of construction aggregate resources. Special attention was given to aggregate suitable for use in Portland cement concrete, the highest quality use of sand, gravel, and crushed rock. Lower quality aggregate resources acceptable for use as asphaltic concrete aggregate, construction sub-base, railroad ballast, etc., were not classified.

MINERAL RESOURCE ZONES

The CDMG land classification is presented in the form of Mineral Resource Zones (MRZ). These zones are explained on the following pages.

Mineral Resource Zone-1

This is an area where adequate information indicates that no significant mineral deposits are present or where it is judged that there is little likelihood for their presence. These areas occur mainly within the interior parts of the Oxnard Plain, Santa Rosa Valley, and other

small mountain and valley areas underlain by particular bedrock formations. These formations are sedimentary deposits composed predominantly of fine-grained material unsuitable for use as aggregate.

Mineral Resource Zone-2

This is an area where adequate information indicates that significant material deposits are present or that it is highly likely that they are present. Mineral Resource Zone-2 areas are known to exist in the Ojai area.

The only deposits in the Western Ventura County Production-Consumption Region that satisfy the Mineral Resource Zone-2 criteria occur within the Santa Clara River Valley and within a small portion of the Oxnard Plain.

Mineral Resource Zone-3

This is an area containing mineral deposits whose significance cannot be evaluated from available data. Mineral Resource Zone-3 areas located in valley regions are generally underlain by Quaternary age alluvial deposits containing sand and gravel. Resource evaluations cannot be made because subsurface data is unavailable, inconclusive or unreliable. A substantial portion of the Western Ventura County Region is classified as Mineral Resource Zone-3.

Mineral Resource Zone-3a areas are those deposits judged to have relatively higher potential as sources of high quality aggregate.

Mineral Resource Zone-4

This is an area where available information is inadequate for any other zone classification. Several areas are designated as Mineral Resource Zone-4.

Local Setting

PETROLEUM RESOURCES

The location of petroleum fields in the Ojai area are illustrated on Exhibit GEO-6. These fields are numbered according to the Conditional Use Permit (CUP) obtained for oil drilling from the County of Ventura.

There is a single permitted field located within the City limits. This field is located at the eastern portion of the City, south of Ojai Avenue. There are no permitted oil fields within the Sphere of Influence.

AGGREGATE RESOURCES

Mineral Resource Zones

The entire area within the City limits is designated Mineral Resource Zone-1 or Mineral Resource Zone-4 indicating there are no significant aggregate resources.

The Ojai Sphere of Influence includes the following Mineral Resource Zone designations:

Mineral Resource Zone-1

The southwestern and eastern portions of the Sphere of Influence are classified as Mineral Resource Zone-1 deposits.

Mineral Resource Zone-2

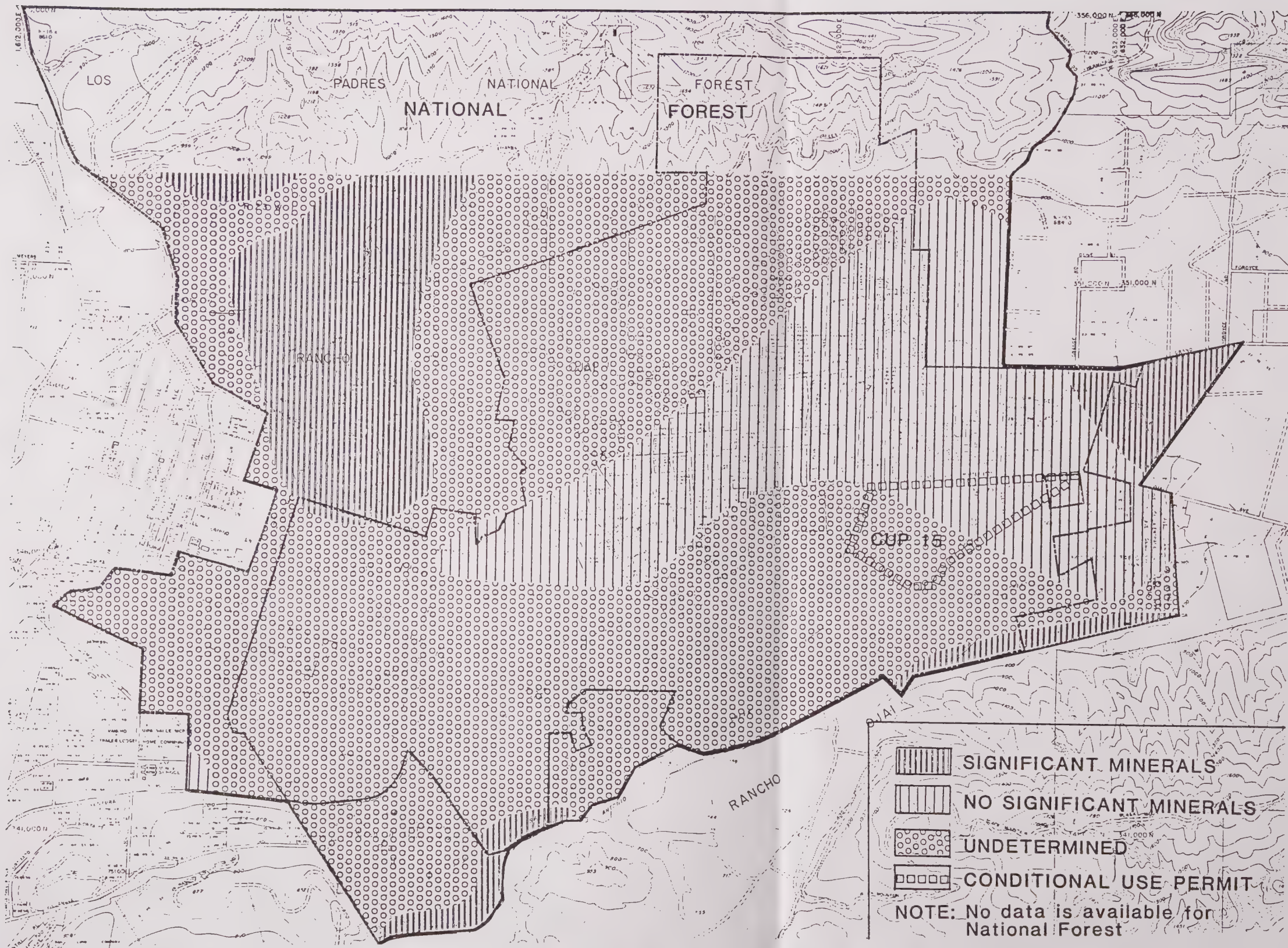
There are no areas designated Mineral Resource Zone-2.

Mineral Resource Zone-3

There is a small area designated Mineral Resource Zone-3 meaning there is inconclusive evidence to indicate significant aggregate deposits. This is located at the northwestern edge of Los Padres National Forest.

Mineral Resource Zone-4

The southern portion of the Sphere is classified as Mineral Resource Zone-4.



MEA: MINERAL RESOURCES/OIL PERMITS

GENERAL PLAN

CITY OF OJAI



SCALE:
1"=2000'

SOURCE: COUNTY OF VENTURA

EXHIBIT GEO-6

SOILS

Regional Setting

INTRODUCTION

This discussion of soils is limited to the area south of the Los Padres National Forest boundaries. The USDA-SCS Soil Survey provides soils data and information in this southern area only.

The discussion of soils in the area is separated into several different systems of classifying and categorizing soils for various purposes. First, soils associations which are present in the region are described. Soils associations are categories used to generally describe soil profiles and characteristics. Second, important farmlands categories provided by the state are used to describe the agricultural potential of soils. Third, soils capability classifications provided by the federal government are used to categorize the agricultural potential of soils. Fourth, hydrologic soils groups are used to categorize the runoff potential of soils. Fifth, vegetative soils groups are used to categorize the crop limitations of soils.

Following the discussion of soils types listed above, soils related hazards such as expansive soils and erosive soils will be identified. Landslides and mudslides are also considered soils - related hazards but these conditions are discussed in the geologic formations portion of this geology section. Regional and local locations of the various soils types and hazards concludes the soils section.

SOILS ASSOCIATIONS

Soils associations are useful for generally describing the soils in an area, for comparing different parts of an area, for looking at soils on large tracts of land, for suitability for farming or other uses and for community development. Associations are not suitable for planning the management of land, because the soils in any one association ordinarily differ in slope, depth, stoniness, drainage, and other characteristics that affect management.

There are fourteen soil associations in the Ventura Area (i.e., south Ventura County). Four of these associations occur in the City of Ojai and the City Sphere of Influence: 1) The Pico-Metz-Anacapa association and 2) the Mocho-Sorrento-Garretson association are described as level to moderately sloping, excessively to poorly drained soils of the alluvial fans, plains, and basins. 3) The Ojai-Sorrento, heavy variant association is described as level to moderately steep, well and moderately well drained soils of the terraces. 4) The Sespe-Lodo association is described as moderately sloping to very steep, well and excessively well drained soils of the uplands. All of these soil associations have a frost-free season of about 250 to 350 days and an average annual air temperature of 60 to 62 degrees Fahrenheit.

The Oxnard Plain area is primarily underlain by level to moderately sloping, excessively drained to poorly drained soils of the alluvial fans, plains, and basins. The central portion of south County is largely underlain by level to moderately steep, well drained and

moderately well drained soils of the terraces. The remainder and majority of the County has moderately sloping to very steep, well drained, and excessively drained soils of the uplands.

Pico Metz-Anacapa Association

This soil association is generally level to moderately sloping with very deep, well drained sandy loams and very deep, somewhat excessively drained loamy sands. This association is commonly found in the eastern portion of the City of Ojai. The soils were formed in deep alluvium derived predominantly from sedimentary rocks. The plant cover in uncultivated areas consists of annual grasses, forbs and scattered oaks. Slopes range from 0 to 9%. Annual rainfall ranges from 14 to 18 inches. Pico, Metz, and Anacapa soils are about 60 inches deep or more.

Mocho-Sorrento-Garretson Association

The soil association tends to be level to moderate sloping with very deep, well drained loams to silty clay loams. This association is commonly found in the eastern, southwestern and northcentral portions of the City. The soils formed in deep alluvium that was derived predominantly from sedimentary rocks. The plant cover in uncultivated areas consists of annual grasses, forbs, and scattered oaks. Slopes range from 0 to 9%. Elevations range from 25 to 1,700 feet. Annual rainfall ranges from 14 to 20 inches. Mocho, Sorrento, and Garretson soils typically are well drained and are 60 inches or more deep.

Ojai-Sorrento, Heavy Variant Association

This association is generally level to moderately steep with very deep, well drained, very fine sandy loams and clay loams that have a slowly permeable sandy clay loam and heavy clay loam subsoil. This association covers the entire western half of the City and portions of the central and northeastern sections. The soils were formed on fans and terraces, in alluvium derived predominantly from sedimentary rocks. The plant cover in uncultivated areas consists of annual grasses, brush and scattered oaks. Slopes range from 0 to 3%. Elevations range from 25 to 1,700 feet. The annual rainfall ranges from 14 to 21 inches. Ojai and Sorrento soils are well drained and are 60 inches or more deep.

Sespe-Lodo Association

This association tends to be moderately steep to very steep with well drained clay loams that are moderately deep to deep over sandstone or shale, and somewhat excessively drained loams that are shallow over shale. This association is located in the southcentral and northeast corner of the City of Ojai. The soils are underlain by hard sandstone and shale. The plant cover in uncultivated areas consists of annual grasses, brush and scattered oaks. Slopes range from 15 to 75%. Elevations range from 300 to 2,600 feet. Annual rainfall is 18 to 22 inches. Sespe soils are well drained and are 24 to 48 inches deep. They are underlain by hard sandstone. Lodo soils are somewhat excessively drained and are less than 20 inches deep. Rock outcrop covers 2 to 10% of the area.

IMPORTANT FARMLANDS

The State of California Department of Conservation classifies soils according to farmland potential. This system is frequently used to classify soils and is called the Important Farmland Inventory. Soils are categorized as prime farmland, farmland of statewide importance, farmland of local importance, unique farmland, grazing land, developed land, or other. The definitions of these designations are outlined below and the locations of these soils in the Ojai area are provided on Exhibit GEO-7.

The important farmlands inventory does not cover the area within the Los Padres National Forest. In the Ojai vicinity, the areas within the alluvial plains of the Ventura river, Ojai Valley, and Upper Ojai Valley are overlain with important farmland soils where the soils are not overlain by development. In the hillside and mountain areas, these soils are designated primarily grazing land and other lands.

Prime Farmland

This is land with the best combination of physical and chemical features for the production of agricultural crops. This land has the soil quality, growing season and moisture content needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods. California's prime farmland are well drained, irrigated soils over 40 inches deep with a water holding capacity of four inches or more.

Farmland of Statewide Importance

This is land with a good combination of physical and chemical features for the production of agricultural crops. This land is also considered prime land with a good combination of physical and chemical characteristics. The criteria for farmland of statewide importance is similar to that of prime farmland but there is no minimum soil depth limitation and no permeability restriction. These soils have a broader water holding capacity and moderate erosion hazard.

Unique Farmland

This is land of lesser quality soils used for production of the state's leading agricultural cash crops. This is land other than prime farmlands and farmlands of statewide importance that is currently use for the production of specific high value food and fiber crops. Examples of such crops are citrus, olives, avocados, fruit, and vegetables.

Farmland of Local Importance

In some local areas, there is concern for preservation of additional farmlands for the production of food, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance. These land are identified by a local committee made up of concerned agencies, and called together by the Soil Conservation Service district conservationist designated as county representative. A local committee reviews lands under this category on at least a five year basis.

Grazing Land

This is land on which the existing vegetation is suited for grazing of livestock.

Developed Land

This land is considered urban land.

SOILS CAPABILITIES

Soil capability grouping is used by the Soil Conservation Service to generally show the suitability of soils for most kinds of field crops. The groups are made according to the limitations of the soils when used for field crops, the risk of soil damage when they are used, and the way they respond to treatment. The grouping does not consider land forming which is an expensive means of changing the slope or depth of soils. It also does not apply to horticultural crops or crops requiring special management.

Soils capability classes, capability subclasses, and capability units are described in Tables GEO-C, GEO-D, AND GEO-E respectively. All soils are given a capability class and those with limitations are also given a capability subclass and/or capability unit.

The Oxnard Plain area of the County of Ventura and the areas near the Santa Clara River, the Ventura River and along the mouths of canyons tend to have very fertile soils which are capability classified as Classes I and II. Many areas adjacent to the Class I and II soils are capability classified as fair to poor (Classes III and IV). The remainder of the County's land is primarily capability classified as Classes VI and VII which are considered very poor for farming.

HYDROLOGIC SOIL GROUPS

Soils are classified into hydrologic soil groups according to runoff potential. This system is used by the Soil Conservation Service. The groups are shown in Table GEO-F.

TABLE GEO-C
CAPABILITY CLASSES

CLASS	DESCRIPTION
I	Soils have few limitations that restrict their use.
II	Soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
III	Soils have severe limitations that reduce the choice of plants, require special conservation practices, or both.
IV	Soils have very severe limitations that reduce the choice of plants, require very careful management or both.
V	Soils are not likely to erode but have other limitations, impractical to remove, that limit their use largely to pasture or range, woodland, or wildlife habitat.
VI	Soils have severe limitations that make them <u>generally</u> unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife habitat.
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.

Source: USDA - SCS Soil Survey

TABLE GEO-D
CAPABILITY SUBCLASSES

CLASS	DESCRIPTION
<hr/>	
e	Main limitation is risk of erosion unless close-growing plant cover is maintained.
w	Water in or on the soil interferes with plant growth or cultivation.
s	The soil is limited mainly because it is shallow, droughty or stony.
c	Chief limitation is climate that is too cold or too dry.

Source: USDA - SCS Soil Survey

Note: Class I soils have no subclasses as the soils have few limitations.

TABLE GEO-E
CAPABILITY UNITS

CLASS	DESCRIPTION
0	Course sandy or very gravelly substratum.
1	Potential or actual erosion hazard.
2	Poor drainage or overflow hazard.
3	Slow or very slow permeability in subsoil or substratum.
4	Course or gravelly texture.
5	Fine or very fine texture.
6	Excess salts or alkali.
7	Stones, cobblestones or rock outcrop.
8	Shallowness over hardpan or hard, unweathered bedrock.
9	Low inherent fertility, which is associated with strong acidity, low calcium - magnesium ratio, or excess calcium, boron, or molybdenum.

Source: USDA - SCS Soil Survey

TABLE GEO-F
HYDROLOGIC SOIL GROUPS

CLASS	DESCRIPTION
Group A	Soils have high infiltration rate when thoroughly wetted: chiefly deep, well drained to excessively drained sand, gravel, or both. Rate of water transmission is high, thus runoff potential is low.
Group B	Soils have moderate infiltration rate when thoroughly wetted: chiefly soils that are moderately deep to deep, moderately well drained to well drained and moderately course texture. Rate of water transmission is moderate.
Group C	Soils have slow infiltration rate when thoroughly wetted: chiefly soils that have a layer impeding downward movement of water, or moderately fine textured to fine textured soils that have slow infiltration rate when dry. Rate of water transmission is slow.
Group D	Soils have very slow infiltration rate when thoroughly wetted: chiefly clays that have high shrink-swell potential, soils that have a permanent high water table, soils that have a claypan or clay layer at or near surface, or soils that are shallow over nearly impervious material. Rate of water transmission is very slow.

Source: USDA - SCS Soil Survey

The soils in southeastern areas of south Ventura County are classified as Group D meaning they have a very slow infiltration rate and very high runoff potential. The central and northwestern portions of south County including the Oxnard Plain area trend toward Group C soils. These are soils with a slow infiltration rate and thus high runoff potential. The soils along the County's rivers tend to have Group B soils which merge to Group A soils nearer the river beds. Group B soils have a moderate infiltration rate and moderate runoff potential. Group A soils have a high infiltration rate and low runoff potential.

SOILS-RELATED HAZARDS

Hazards associated with soils in regard to land use capabilities concern:

- expansive soils hazards (refer to Exhibit GEO-9 for hazard areas);
- erosional soils hazards (refer to Exhibit GEO-10 for hazard areas);
- landslides/mudslides (refer to Exhibit GEO-5 for hazard areas).

Expansive Soils

Expansive soils are those which are generally clayey, expand or swell when wetted, and contract or shrink when dried. These soils are typically located in areas of moderate slope. Expansive soils are referred to as soils having high shrink-swell potential. Downslope soil creep in hillside areas is a concern with regard to expansive soils. As an expansive soil shrinks and swells it tends to move downslope due to gravity.

Expansive soils tend to be very localized and site specific and a soils test is usually necessary to determine a particular site's susceptibility to expansive soils. Engineering practices can sometimes be applied to alleviate the problems associated with building on expansive soils. Examples of these practices are appropriate foundation design, less steep slopes, removal and replacement of expansive soils, special landscaping, and irrigation techniques to bind and avoid wetting the soil.

Moderately expansive soils are prevalent throughout south Ventura County. Areas of low potential for expansive soils are common along rivers and some canyons. Small areas of highly expansive soils are scattered throughout the western portion of the south County. Larger areas are common in the southeastern portion of south County.

Erosional Soils

Erosion, the breakdown and removal of rock or soil, is a natural process that occurs due to weathering. Man's activities often exacerbate and speed up this process to an extreme degree.

There are a number of factors which naturally affect soil erosion. Vegetation is very important in slowing soil erosion. Vegetation tends to hold soil together with root systems. Land which has been denuded by man, fire or other processes has a much greater potential for soil erosion than landforms with vegetative cover.

Temperature also plays a vital role in slowing erosion in that temperature affects vegetation. In humid areas, vegetation is more lush and soils are held together accordingly. In dry areas, vegetation is generally sparse and soils are more easily eroded.

Slope of the land is another important factor. As slopes increase, so does the probability of erosion. The reason for this is water moving over flat surface is slower and picks up less soil than on a steep surface.

Rainfall in an area is a crucial factor in that rainfall both supports vegetation and washes away soils.

Soil type is another critical component of soil erosion. Impermeable soils are much more vulnerable to erosion than are permeable ones. Soils which allow water to percolate have a greater chance of holding together than those that do not. If water is unable to penetrate the soil, it will wash downslope carrying sediment. Well-cemented, consolidated soils or massive rock units are generally far less readily eroded than are fine-grained, unconsolidated soils.

These factors along with the extremely localized nature of an erosional hazard require that soil erodibility be investigated on a site by site basis to determine land use compatibility. The erodible soils map, Map 6, provides a general guide for determining when such an investigation may be appropriate in the Ojai vicinity.

The majority of south Ventura County soils have potential for very severe water erosion if the soils is cultivated or heavily grazed. The exceptions to this are the Oxnard Plain area and areas along the rivers of the County. These areas experience no potential to moderate potential for erosion hazard.

Landslides/Mudslides

Refer to the Geological Hazards portion of the Geology section.

Local Setting

SOILS ASSOCIATIONS

Four soil associations are found in the City boundaries and extend into the Sphere of Influence. Ojai Sorrento, heavy variant association lies to the west, an area of Sespe-Lodo Association lies to the north. The Pico-Metz-Anacapa Association and the Mocho-Sorrento-Garretson Association are located in the eastern portion of the Sphere along the San Antonio River. The Four soil associations found in the City of Ojai: 1) Pico-Metz-Anacapa Association, 2) Mocho-Sorrento-Garretson Association, 3) Ojai-Sorrento Association, 4) Sespe-Lodo Association.

The Pico-Metz-Anacapa Association is located at the far eastern portion of the City's boundary. The soils of this association are some of the most productive in the County.

The Ojai-Sorrento is the predominant soil association found in the City of Ojai, encompassing approximately half of the City limits. All are generally level to steeply sloping, deep, well drained, sandy, clay and silt clay loams.

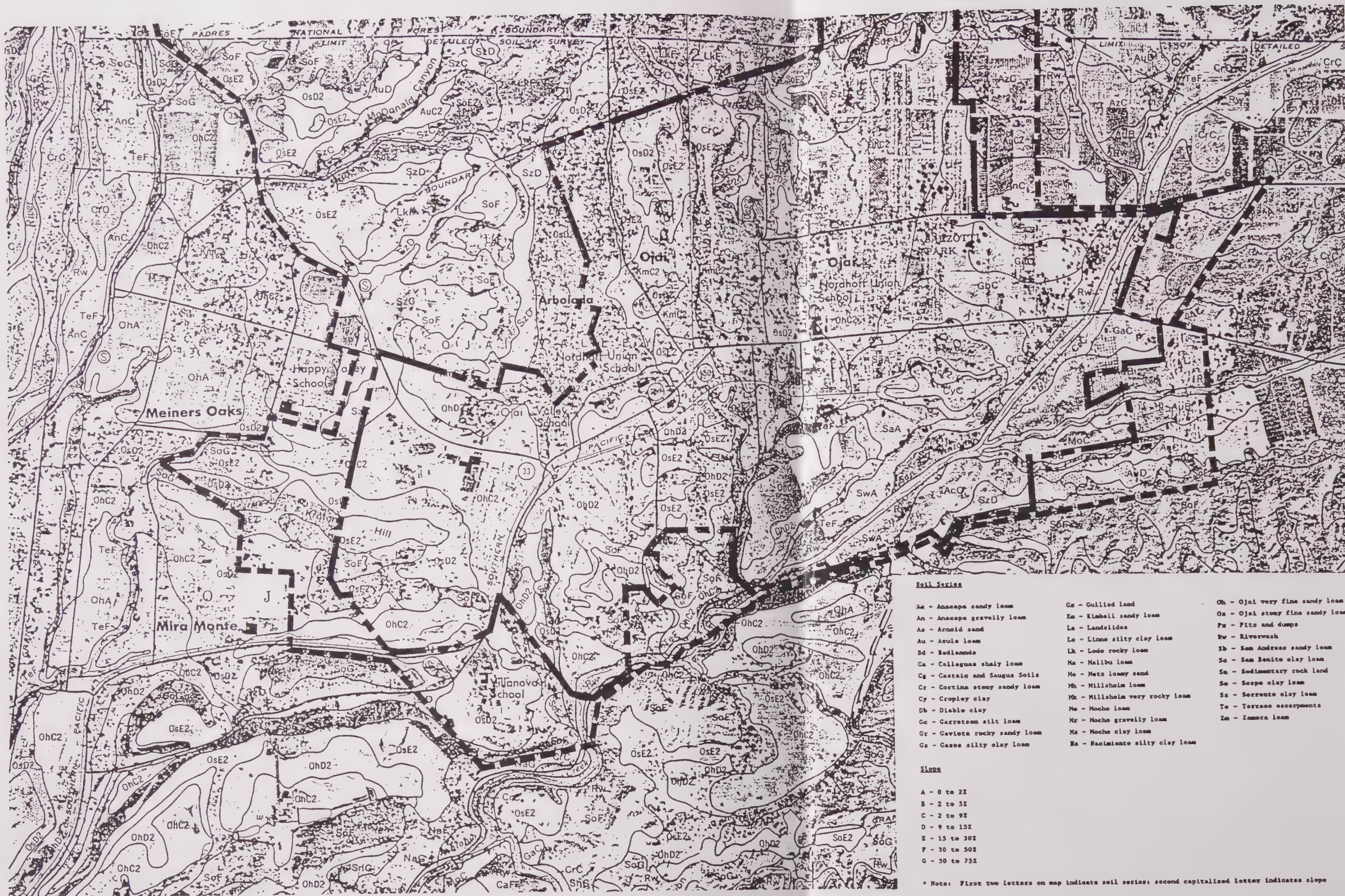
The Sespe-Lodo association is located at the City's northern boundary and poses the most severe constraint with respect to excavations, sewer septic filter fields, intensive use play area, golf fairways and lawns.

The Mocho-Sorrento-Garretson association is located at the far eastern end of the City's boundary and exhibits the least constraints for these uses.

IMPORTANT FARMLANDS

A portion of the Sphere of Influence located within the National Forest is not designated by the California Department of Conservation. The eastern portion of the Sphere is primarily designated prime farmland and farmland of statewide importance although there are also areas of developed land and a small area of unique farmlands. The southern portion of the Sphere is designated as developed. The western and southwestern portion of the Sphere is given several designations including prime, statewide importance, unique, local importance, developed, and grazing lands

The City of Ojai is almost entirely designated as developed land within its boundaries by the California Department of Conservation. The exceptions are very small areas located at the eastern city boundary and western city boundary. These areas are designated prime and unique farmlands and farmlands of statewide importance.



MEA: SOIL TYPES

GENERAL PLAN

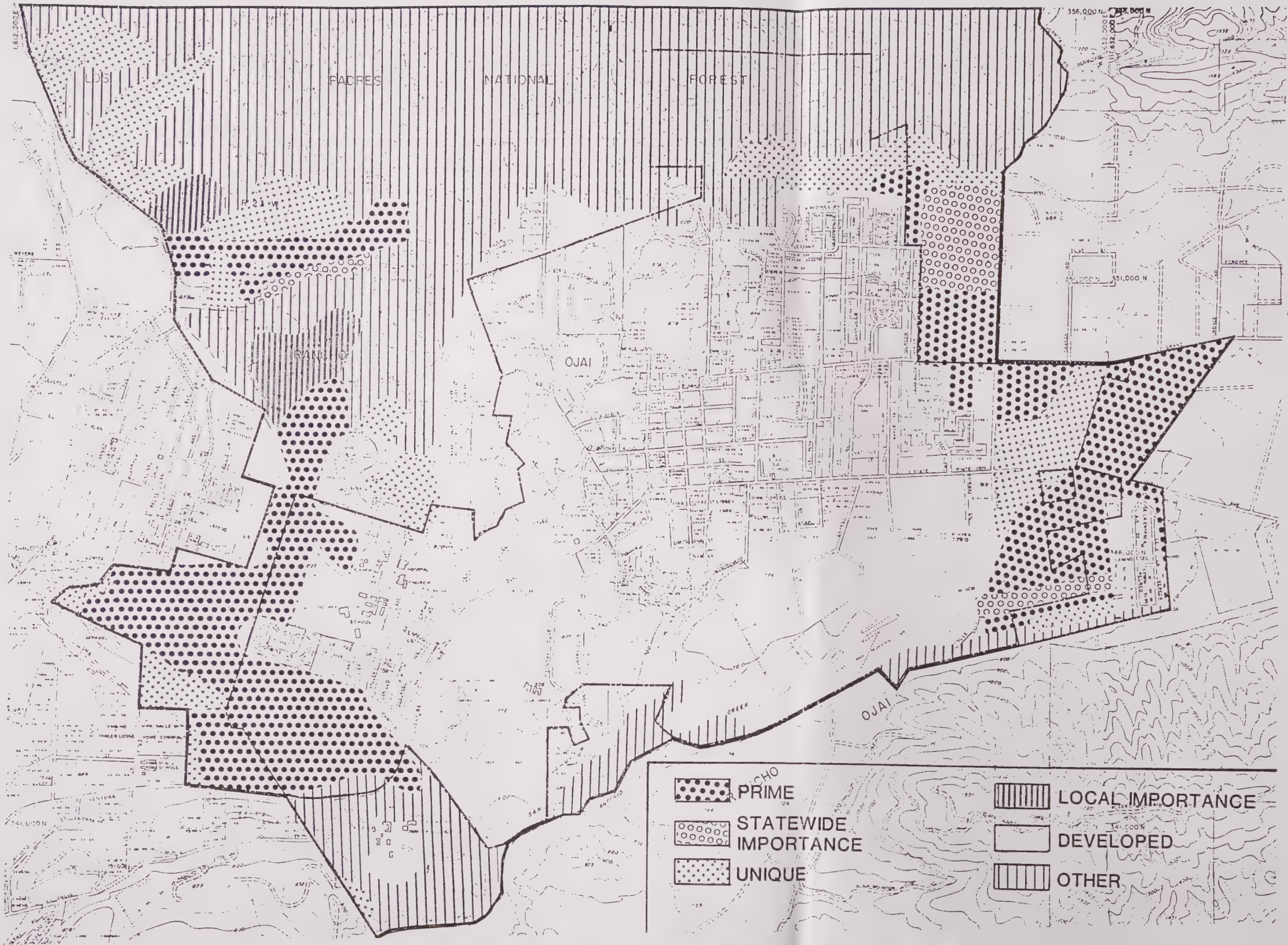
CITY OF OJAI



SCALE:
1"=2000'

SOURCE: U.S. DEPT OF AGRICULTURE

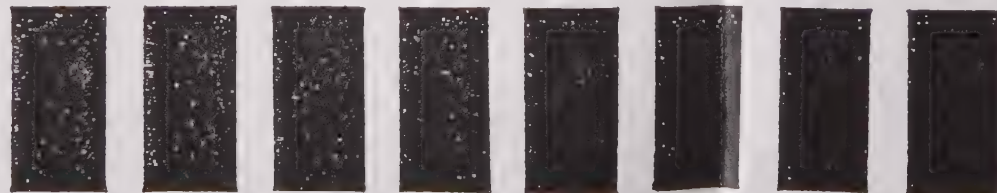
EXHIBIT GEO-7



MEA: IMPORTANT FARMLANDS

GENERAL PLAN

CITY OF OJAI



SCALE:
1"=2000'

SOURCE: CALIF. DEPT. OF
CONSERVATION

EXHIBIT GEO-8

SOILS CAPABILITIES

The lands in the far south and eastern portions of the City's Sphere of Influence along San Antonio Creek are primarily capability Class I and Class II soils. They are well suited for agricultural purposes. In addition, the area near Meiners Oaks along Highway 33 and McDonald Canyon contains very good soils. The western portion of this eastern section tends to have Class III and IV soils which are fair to poor soils for row crops. The western portion of the Sphere is comprised of a mix of very good/good, fair/poor, and very poor soils under the capability classification system.

Land within the City of Ojai boundaries is not exceptionally well suited for crop agriculture. The southwestern leg of the City and a small area in the northwest are capability classified as very poor (Classes VI and VII). The majority of the land in the City is Classes III and IV soils which are considered fair and poor soils for row crop purposes. Note that although these soils are not well suited for row crops, it does not mean that they are not well suited for specialty crops or crops requiring special management practices such as avocados. The entire eastern portion of the City on both sides of San Antonio Creek contains Class I and Class II soils which are considered very good and good soils for agriculture.

HYDROLOGIC SOIL GROUPS

The northwestern portion of the Sphere of Influence contains areas of Group D soils, but the majority of the Sphere has Group C soils. Group A and B soils exist in the easternmost portion of the Sphere along San Antonio Creek.

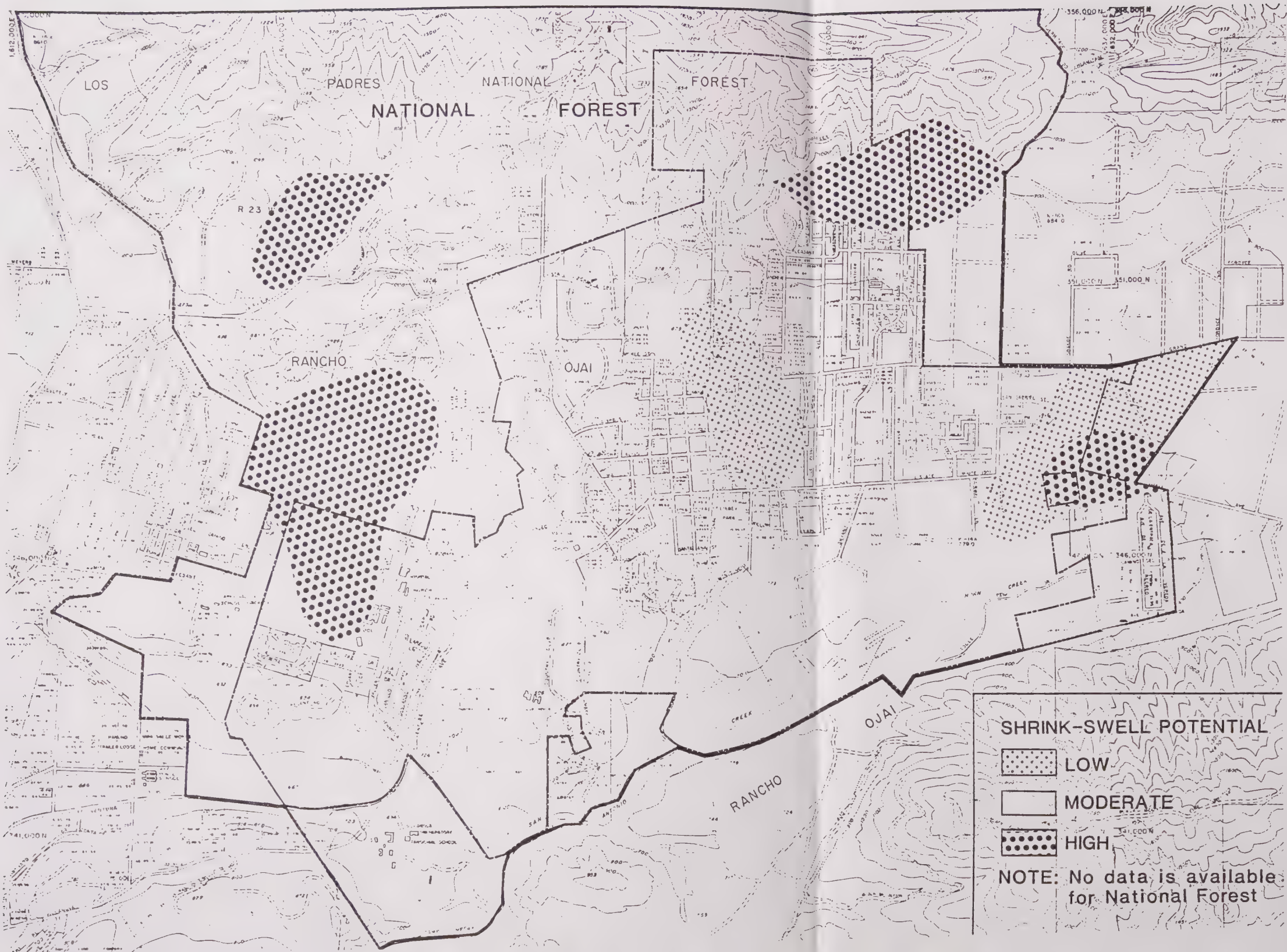
The City's soils are primarily classified as Group C soils. A large wide strip of Group A soils runs north-south through the center of the City. Another area of Group D soils are located along the City's northern boundary.

SOILS-RELATED HAZARDS

Expansive Soils

The majority of the adopted Sphere of Influence is underlain by moderately expansive soils. The southeastern portion of the Sphere has highly expansive soils near Highway 150. Highly expansive soils are also prevalent in the portion of McDonald Canyon and the area east of Meiners Oaks located within the Sphere of Influence boundaries.

The great majority of the land within the City of Ojai is covered with moderately expansive soils with the exception of the central portion of the City which has low expansive potential. These soils can be built upon easily with conservative engineering practices. The northeastern corner of the City is covered with highly expansive soils which must be taken into consideration prior to land development.



SHRINK-SWELL POTENTIAL

LOW

MODERATE

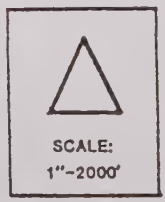
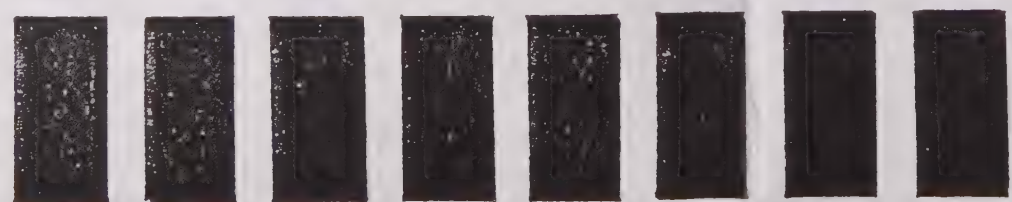
HIGH

NOTE: No data is available for National Forest

MEA: EXPANSIVE SOILS

GENERAL PLAN

CITY OF OJAI

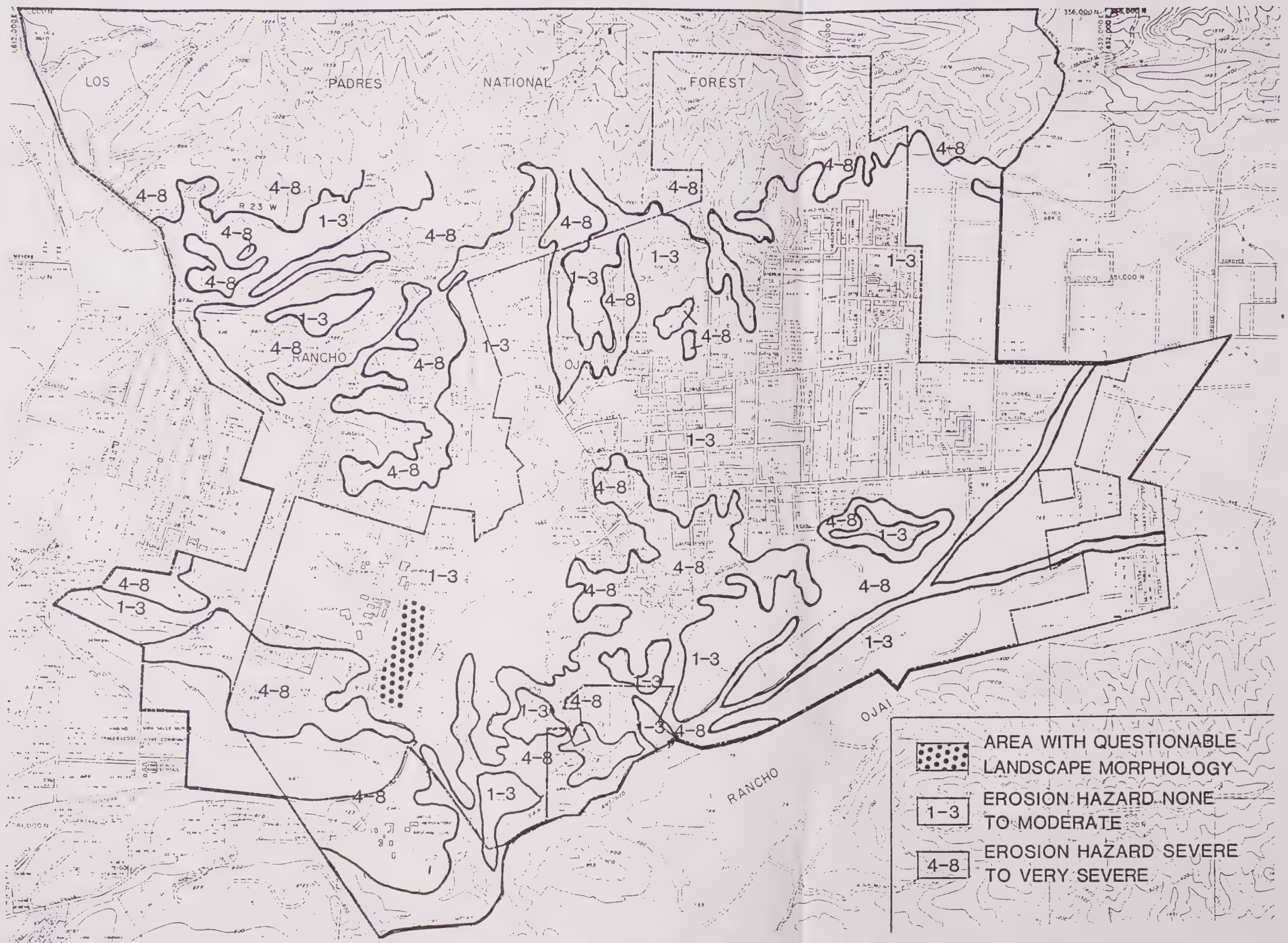


SOURCE: U.S. DEPT. OF AGRICULTURE
EXHIBIT GEO-9

Erosional Soils

Outside the City limits, the trend of severe erosion hazard near the City increasing to very sever hazard to the northwest and reducing to moderate hazard to the southeast continues in the City vicinity. A small area east of Meiners Oaks, however, has potential for moderate erosion hazard.

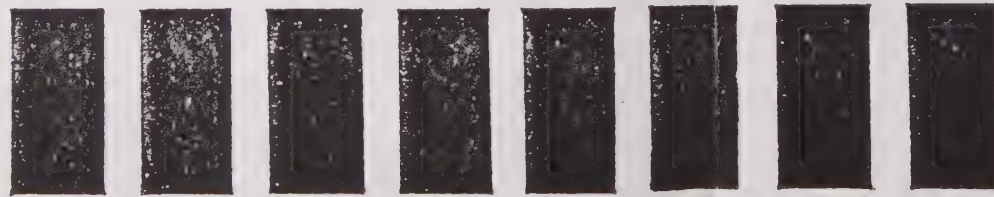
Potential for severe erosion hazard characterizes the majority of the soils within the City limits. To the northwest, the potential increases to very sever and to the southwest, the potential for erosion hazard is reduced to moderate.



MEA: EROSION HAZARDS

GENERAL PLAN

CITY OF OJAI



SCALE:
1"=2000'

SOURCE: CALIF. DIV. OF MINES
& GEOLOGY

EXHIBIT GEO-10

HYDROLOGY/FLOODING

HYDROLOGY/FLOODING

Regional Setting

INTRODUCTION

The purpose of this section is to identify the location and condition of groundwater basins and to investigate the existence and severity of flood hazards in the City of Ojai and its Sphere of Influence.

The City of Ojai lies in a broad alluvial plain crossed by San Antonio Creek and its tributaries. The Ojai Valley was originally an inlet or bay of the Pacific Ocean, which has receded. The present configuration of mountains and valley is a result of marine activity and geologic forces.

Potential flooding and related impacts are not enumerated on a site specific basis. Additional site specific and project area specific information must be collected (and analyzed) prior to project approvals. MEA maps should be utilized to direct planners and decision-makers to areas of concern and in this way focus attention to constraints for a site specific evaluation.

GROUNDWATER

The City of Ojai is within the Ojai Groundwater Basin. This basin is part of the Ventura Hydrologic Unit which is located generally north and east of the City of Ventura and includes the Ojai, Upper Ojai, Upper Ventura, and Lower Ventura River Basins. The Ojai Basin contains the largest quantity of groundwater within this unit. Major groundwater recharge areas within the Ojai Groundwater Basin are located in the western half. Water-bearing materials are generally confined by a clay cap more than 50 feet thick.

The primary structural features affecting water-bearing rocks are faulting and folding. The groundwater storage capacity and direction of movement of groundwater is largely due to the magnitude and direction of folding in the area.

Groundwater Quality

Groundwater within the Ojai Basin is of acceptable quality for domestic, agricultural and industrial uses. Good water quality and a large storage capacity has made this Basin a desirable area for storage and extraction of groundwater.

The quality of groundwater occurring in the Ventura Hydrologic Unit is influenced by a number of factors. Water quality degradation may be divided into those resulting from natural causes and those produced by activities of man.

Where unconfined conditions exist disposal of highly mineralized wastewater results in relatively rapid degradation. In areas overlain by a naturally protective clay cap (shown on Exhibit HYD-1 as the central portion of the groundwater basin), degradation of important aquifer zones may occur at a much slower rate.

Degradation can occur to water quality from a number of sources. Natural degradation in most cases cannot be alleviated. The most serious source of natural degradation is mineral decomposition. Portions of the rocks found in the Ojai vicinity are very soluble. They can readily yield minerals which percolate into most of the major watersheds of the County.

Besides natural degradation, the daily activities of man can generate wastes which have a degrading effect upon the quality of surface water and groundwater. Since the movements of groundwater are very slow, sources of impurities that are introduced into a hydrologic unit are usually extremely difficult to identify. In some cases, the source of water quality degradation may not even exist at the time adverse conditions are identified. Major sources of groundwater degradation include: irrigation return water, sewage, and effluent from industrial operations, as noted below:

- Irrigation - Water applied to plants contains dissolved minerals. Plant processes of evaporation and transpiration use applied water but do not have any real effect on the dissolved minerals present. Water which percolates to the water table contains much higher concentrations of dissolved minerals than the original water.
- Sewage - Sewage treatment can have detrimental effects upon surface water or groundwater quality. Untreated sewage can escape pipes and unsound septic systems. Effluent from sewage treatment plants is discharged into the ocean or creeks and rivers. This can lead to degraded surface water quality.
- Industrial Operations - The production and processing of industrial goods can result in wastewater of adverse quality. Industries which historically have produced adverse quality wastewater are the petroleum industry, food processing and processing plants, water softener regeneration, and dump sites.

Impervious Surfaces

Increasing impervious surfaces through the construction of parking lots, buildings or similar development has an effect on the hydrologic cycle; it decreases groundwater recharge and it increases urban runoff. Water that is available to percolate into the ground and replenish the groundwater, is hampered by impermeable surfaces. In this manner the amount of available groundwater recharge can be reduced. Total runoff of the area is, in addition, increased.

Runoff of vehicular pollutants from paved surfaces during the stormy season can also degrade water quality as surface oils penetrate the groundwater basin.

Extraction

The City of Ojai uses 1,607 acre-feet of water per year. In the City, 1,335 acre-feet (83%) is obtained from groundwater.

FLOODING

Climate

The climate of the Ojai area directly affects the duration and intensity of rainfall. It is characterized by hot summers and mild winters. The mean annual precipitation for the area ranges from 19 inches near the confluence of San Antonio Creek and the Ventura River, to 30 inches in the mountains.

Major floods in the area are produced by unstable frontal storms that form in the Pacific Ocean and approach the coast from the west. These frontal systems form by cold air masses from the polar regions mixing with very moist warm air from the tropics. They have a potential for producing heavy and prolonged rainfall. The rain generally occurs during the winter months from November to April. Storms last from three to four days. Local storms can cause high intensity precipitation for a duration of about six hours or less. General summer storms can also occur in southern California during the later summer or early fall months. These storms have not resulted in any major floods in the San Antonio Creek Basin during the periods for which discharge records are available.

Drainage

Drainage for the City of Ojai and Sphere of Influence is south and southwest. The streams and drains are typical of the majority of streams in southern California; streamflow is negligible except during and immediately after rains. Climatic and basin characteristics are not conducive to continuous runoff. Runoff increases rapidly in response to high-intensity precipitation and is magnified to some degree by the impermeable surfaces created by urbanization. Streamflow is seasonal and diminishes rapidly at the end of the winter precipitation season. Based on records on the last 100-year period of flood history, some flood damage will occur in the vicinity of Ojai on an average of once in every four years. The Ojai area historically has been subjected to major storms on an average of once every 11 years.

Channel Analysis

There are many creeks and drains in the Ojai area which could have an affect on the City when floods occur. The following tables and descriptions briefly detail those watercourses which pose possible flood hazards for the City of Ojai.

- **San Antonio Creek** - this is a major tributary to the Ventura River. It originates in Senior Canyon north of the Ojai Valley and flows southwestward to its confluence with the Ventura River north of Casitas Springs.
- **Thacher Creek** - this creek originates northeast of Ojai and flows in a southwesterly direction to its confluence with San Antonio Creek in the City of Ojai.

- **Stewart Canyon Channel** - Stewart Canyon traverses the City of Ojai and its Sphere of Influence from north to south. It goes through the center of the City. Along Stewart Canyon Channel urban development has occurred. This drain runs from the mountains north of the City south to its confluence with San Antonio Creek along the southern corporate boundary. A debris basin was built by the U.S. Army Corps of Engineers at the mouth of Stewart Canyon Storm Channel. It contains and regulates the outflow for both the Intermediate Regional (100-year) and Standard Project Floods (500-year). Below the basin a concrete channel and covered box conduit has been constructed to accommodate the Intermediate and Standard Project Flood. This improvement extends from the spillway of the debris basin to approximately 200' downstream of the Southern Pacific Railroad crossing. In this manner all flood hazards along Stewart Canyon Channel have been eliminated above the downstream end of the channel improvement.
- **Fox Canyon Barranca** - this traverses the City and Sphere from north to south in the eastern third of the City. Along Fox Canyon Barranca urban development has occurred. This drain runs from the mountains, north of the City to its confluence with Stewart Canyon Drain and then into San Antonio Creek, along the southerly corporate boundary.

The principal danger of flooding along the Fox Canyon Barranca is the inadequate inlet under Daly Road. This inlet could become clogged from debris generated upstream of Daly Road.

The area tributary to Fox Canyon includes a large area east of the channel that is not collected due to a lack of lateral drainage facilities. The City Master Plan of Drainage (dated June 1979) proposes a storm drain parallel to Fox Canyon Channel. This drain would intercept much of the tributary east of Fox Canyon. It is designated as Drain 26 and is considered to be a Ventura County Flood Control "Redline" or jurisdictional channel.

- **McNell Creek** - McNell Creek is an unimproved channel throughout its length and runs mostly through agricultural land. The channel is inadequate to contain an Intermediate Regional (100-year) Flood throughout its length.
- **Happy Valley Drain** - this drain travels northeast to southwest and is situated just outside the western boundary of the City limits. The flood plain for Happy Valley Drain south of El Roblar is partially developed.
- **Dron Creek** - this creek travels north to south, originating from the mountains and emptying into San Antonio Creek. Dron Creek has the potential to overflow its banks before it reaches San Antonio Creek.

TABLE HYD-A
WATERCOURSES IN THE OJAI VICINITY

WATERCOURSE	TOTAL DRAINAGE (Sq. Miles)	DESIGN FLOW (Ft./Sec.)
San Antonio Creek	52.2	19,700
Thacher Creek	11.3	5,300
Stewart Canyon Channel	2.7	3,680
Fox Canyon Barranca	2.3	2,040
McNell Creek	2.1	1,200
Happy Valley Drain	1.3	1,290
Dron Creek	1.0	1,200

Source: Zone 1 Flood Control Study, VCFCD. October, 1974.

TABLE HYD-B
SUMMARY OF DISCHARGES FOR CREEKS IN THE OJAI VALLEY

FLOODING SOURCE & LOCATION	DRAINAGE	PEAK 10-YEAR	DISCHARGES 50-YEAR	(CUBIC FT./SEC)	
	AREA (SQ. MILES)			100-YEAR	500-YEAR
San Antonio Creek:					
Upstream of confluence with McNell Creek	12.1	2,500	5,600	7,000	11,000
Upstream of confluence with Thatcher Creek	15.0	2,500	5,600	7,000	11,000
Downstream of confluence with Thatcher Creek	24.9	4,200	9,600	12,000	18,000
Thatcher Creek:					
At confluence with San Antonio Creek	9.9	2,300	5,400	6,800	9,500
Stewart Canyon Storm Channel:					
Upstream of confluence with Fox Canyon	2.6	980	2,200	2,700	3,900
At confluence with San Antonio Creek	5.0	1,400	3,800	5,500	7,900
Fox Canyon Storm Drain:					
At corporate limits	0.4	200	470	580	850
At confluence with Stewart Canyon	2.3	1,400	2,300	2,800	4,000

Source: Flood Insurance Study, City of Ojai, California: Ventura County, April 1978, U.S. Department of Housing and Urban Development, Federal Insurance Administration. Revised October 31, 1985.

Flooding Hazards

Almost all of the above described waterways pose a flooding threat to the City of Ojai. Flooding can be aggravated by several factors such as inadequate channel cross-sections, culverts at roadways, poor flow line alignment, and excessive debris.

The major watercourse influencing the City is San Antonio Creek. Damaging floods along this creek and its tributaries in the vicinity of Ojai are reported to have occurred in 1862, 1867, 1884, 1911, 1914, 1938, and 1943. Major floods along the creek are described as having a peak discharge greater than 3500 cubic feet per second. Major floods have been recorded along San Antonio Creek occurred in 1952, 1958, 1965, 1966 1969, and 1978. The flood of January 25, 1969 had the largest recorded peak discharge at 16,200 cf./sec. The largest peak discharge for San Antonio Creek during the 1978 winter storms was 14,000 cf./sec. which was recorded on February 10th. This was facilitated by the 16.23 inches of rainfall during the months of December and January in the City of Ojai. The January 16th storm produced a 6,900 cf./sec. peak discharge on San Antonio Creek with the March 4th storm producing a 10,100 cf./sec. discharge.

Most flooding problems along the San Antonio Creek are associated with excessive debris accumulation and in some instances, alignment of the natural stream; losses of recreational facilities such as picnic tables are common on an annual basis (Flood Insurance Study, HUD, 1978). The Ojai Valley is periodically threatened by flows containing large quantities of debris from steep canyons of the upper watershed. The existing channels can become clogged with debris and no longer carry the volume of flood flows. These flows then spread over the valley causing loss in property and posing potential hazard to life.

Traditional improvement plans to alleviate debris flows are debris dams and basins at canyon mouths and the lining of channels. These improvements would then carry the cleared water from the basin outlets past points which are susceptible to flood damages. Systematic and periodic flood channel preventive maintenance including removing debris accumulating in flood channels and contributory streams would lessen or remove flood threats from debris clogged channels.

The floods during the January 1969 storms resulted in excessive channel sedimentation and production of large quantities of floating debris. In many areas, severe sedimentation resulted in the blockage of road crossings. This occurred along Grand Avenue and Ojai Avenue in the Ojai Valley and Highway 33 north of Ojai.

Debris basins are invaluable during storm periods because they provide an area to capture and accumulate debris before it can enter the downstream channels and cause damage. The Stewart Canyon Debris Basin is credited with saving the City of Ojai from major property damages and loss of lives. It is estimated that over 200,000 cubic yards of material were deposited in the basin by the January and February 1969 storms.

The floods during the January/February/March 1978 storm season produced minor flooding problems in numerous storm drains throughout the City of Ojai. Most of these facilities are undersized and inadequate to accommodate peak flood discharges and can result in flooding problems during major storms.

A burned watershed, results of the July Wheeler fire, posed a serious potential threat of flooding to the Ojai Valley in the 1985-1986 flood season. Fortunately emergency measures including debris dams, temporary channels, watershed reseeding and extensive sandblasting combined with a wet, but well distributed, rainfall resulted in little serious flooding to the valley.

Flood Plain Management

In October 1978 the City of Ojai adopted a Flood Protection Ordinance incorporating flood plain management programs recommended by a Flood Insurance Study. The intent of the ordinance is to regulate development in flood plains and flood prone areas, the stream channels, canyon channels, and barranca channels identified in the Flood Insurance Study and in this document.

The Master Plan of Drainage Study, prepared for the City of Ojai in June 1979, identifies sources of funding which may be used by a development applicant in completing a specific project.

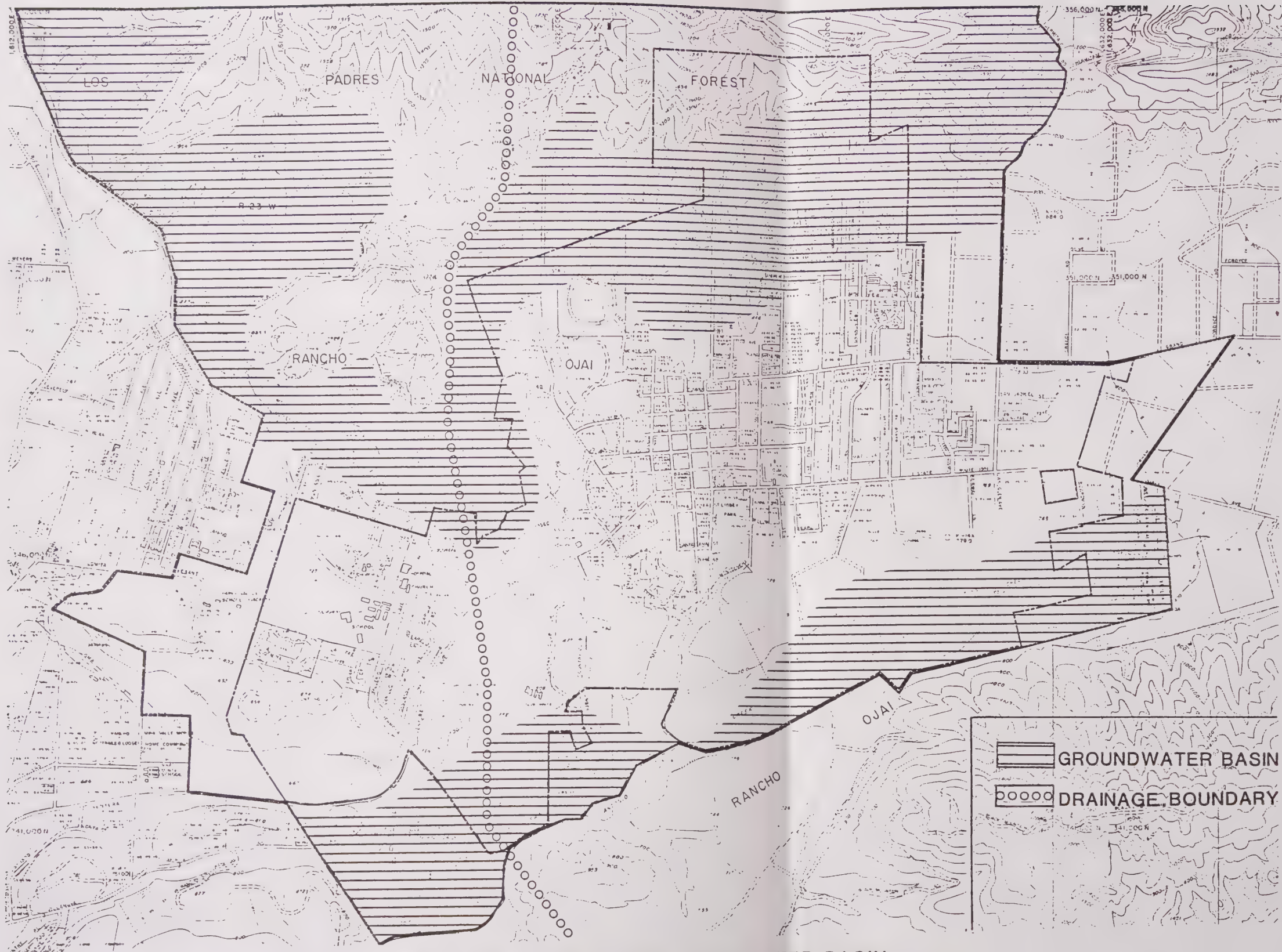
Areas in the Ojai Valley outside of the City limits are subject to Ventura County Flood Control District Regulations and Policies guiding Flood Control activities in Zone 1. Flood Zone 1 of the Ventura County Flood Control District encompasses the areas shown in Table HYD-C.

TABLE HYD-C
FLOOD ZONE 1

AREAS WITHIN FLOOD ZONE 1

- | | |
|-----------------|----------------|
| 1. Ventura Area | 5. Matilija |
| 2. Foster Park | 6. Ojai |
| 3. Oak View | 7. Pitas Point |
| 4. Meiners Oak | 8. Rincon Area |
-

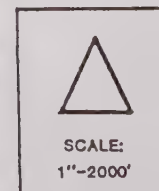
Source: Ventura County Flood Control District



MEA: DRAINAGE AREAS/GROUNDWATER BASIN

GENERAL PLAN

CITY OF OJAI



SOURCE: COUNTY OF VENTURA

EXHIBIT HYD-1

BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES

Regional Setting

The purpose of this portion of the MEA is to lay the groundwork and provide a working tool for the planning and management of the City's biotic resources. This portion of the MEA has the following objectives:

- to document the existing biological resources base within the study area at a scale appropriate for general planning purposes;
- to define and delineate areas of high, moderate and low biological significance, as an "overlay" to the existing resource base, whereby ongoing resource planning review and management activities can be focused;
- to outline and discuss management considerations for the various areas of significance identified, to provide City planners with guidelines to direct their planning and management activities.

It should be noted that the biological resources section of the MEA provides base data to be used for identification and management of biological resources currently identified in Ojai. As additional information is generated through subsequent detailed surveys, the findings of this study should be refined and updated. It is not anticipated that this process will result in redesignation of biological sensitivity levels (Exhibit BR-1). It is expected to provide detailed information on the distribution and interrelationships of key resources within the designated management units so that they may be properly managed at the appropriate level of detail.

CURRENT PRACTICES AND PROBLEMS

A recurring question which arises in land use planning, resource management and environmental review is, "what constitutes a significant biological resource?". Surprisingly, even more than a decade after the California Environmental Quality Act of 1970 (CEQA) was enacted, there is no universally accepted answer. CEQA established a procedural structure for environmental review to ensure that the long-term protection of the environment is a guiding criterion in public decisions. Consistently within this structure there is the need to determine whether or not a resource is significant.

Although some selected biological resources are addressed by laws, codes, and policies, they are limited to legally protected rare and endangered species, riparian habitats and wetlands. These address only a fraction of the biological resources which exist in our environment and in no way represent the only significant resources given any reasonable interpretation.

The lack of broader criteria with which to determine significance has been a fundamental problem in managing biological resources. This problem has manifested itself in several ways, including unpredictable findings and conclusions; widespread disagreement on resource values; and, an inconsistent planning perspective within which sound goals and planning decisions have been difficult to make.

CRITERIA FOR DETERMINING SIGNIFICANCE

A set of criteria have been developed for the MEA which define resources as being of either high, moderate, or low significance. The criteria and rationale are discussed below:

High Significance

The criteria and rationale defining "high significance" relate to resources that are generally limited in distribution and whose contribution to biological diversity and/or productivity is critical within their regional context. In most cases, the term "regional" refers to southern California. For purposes of the Ojai Master Environmental Assessment, these resources include:

- the habitat of state and federally sanctioned rare, endangered and threatened plant and animal species;
- biotic communities, vegetative associations and habitats of plant and animal species that are highly restricted in distribution on a regional basis;
- habitat that at some point in the life cycle of a species or group of species serves as a concentrated breeding, feeding, resting or migrating grounds, and is limited in availability;
- biotic resources that are of scientific interest because they are either extreme in physical/geographical limitations, or they represent an unusual variation in a population or community;
- areas that serve as "core" habitats to regional plan, wildlife, and game populations and fisheries.

Moderate Significance

The criteria for defining "moderate significance" relate to resources whose contribution to native biological diversity and productivity is limited to their local context and/or which support the functioning and integrity of adjacent areas of high significance. Such resources are:

- habitats that are key to the maintenance of localized plant and animal populations but are not significant on a regional basis;

- areas which act to buffer and protect resources of high significance;
- corridors and zones which serve to link areas of high significance and facilitate their ecological interactions;
- biological resources which are noteworthy for their educational and/or horticultural value.

Low Significance

Remaining biological resources fall within areas of "low significance". The single criterion for determining these resources is:

- Areas where biological resources have been removed or significantly altered and/or none of the above criterion apply.

Regional

OVERVIEW

The General Plan area is within the coastal and foothill region of central Ventura County. The area ecologically encompasses a wide range of physical habitats including flatlands, hills and mountains. These habitats support a diverse collection of grassland, brushland, and woodland vegetation types. These vegetation types support a wide variety of wildlife.

As is typical of most of the Southern California coastal region, past agricultural activities and more intense urban development have occurred over much of the study area. These activities have resulted in the removal of natural habitats from the landscape. As a consequence, large areas of native vegetation and wildlife habitats have also been lost. Native vegetation remains relatively undisturbed only in the steeper hills and mountains and flood plain areas.

This ecological "fabric" which covers the study area contains seven major vegetation types, five of which are native or naturalized and two of which are man-created. Associated with these are hundreds of plant and wildlife species, some of which have become very restricted in their distribution.

City of Ojai and Sphere of Influence

BIOTIC COMMUNITIES

Biotic communities are assemblages of plant and animal species that are found in specific physical habitats. They are ecological units containing a diverse group of organisms that exist together in an orderly, predictable manner and have a very close and complex set of interrelationships. These communities are commonly identified and discussed with reference to one or two dominant plant species and the nature of the vegetation.

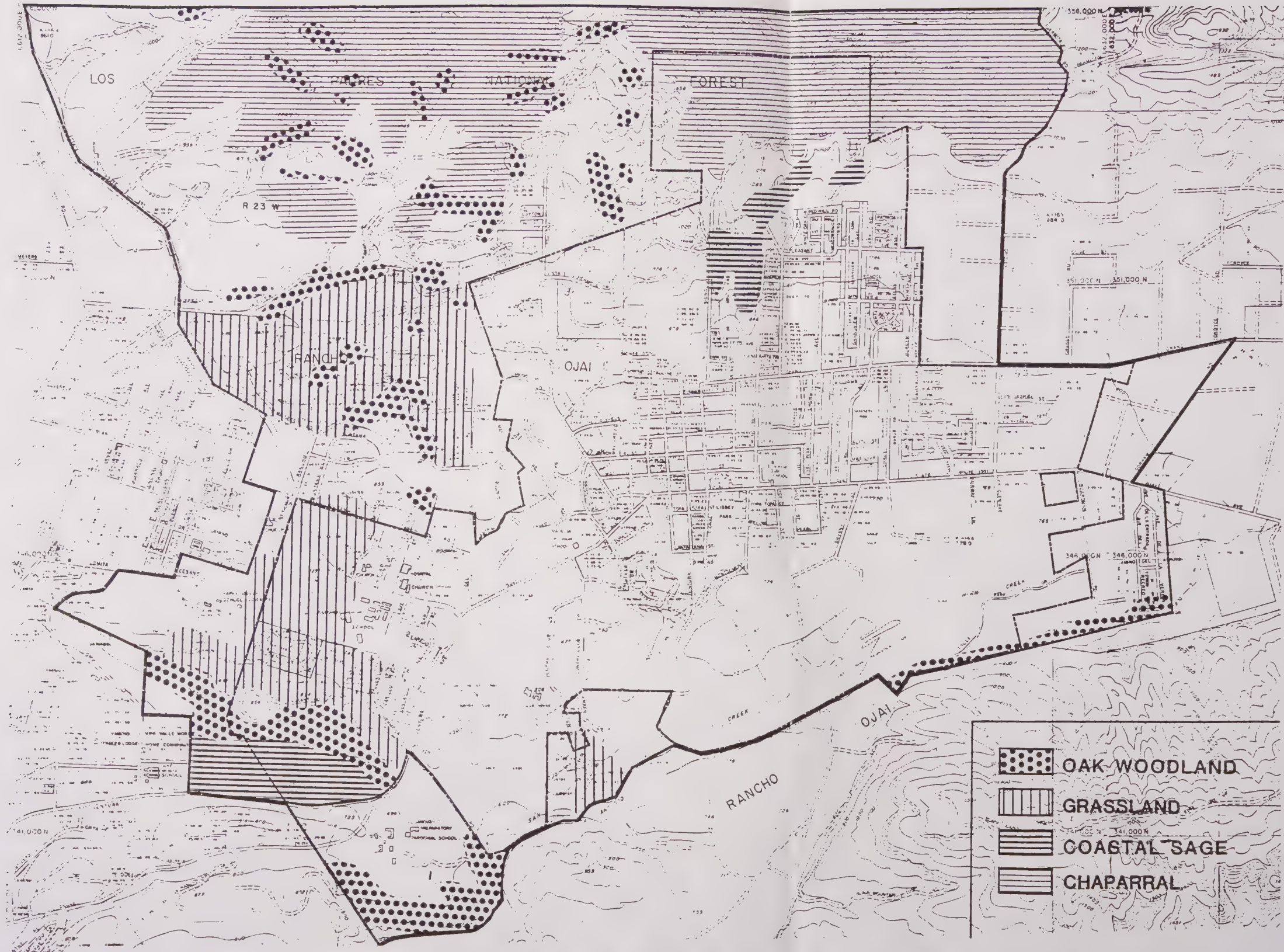
Seven major biotic communities exist within the study area. The biotic communities are shown on Exhibit BR-1. These include coastal sage scrub, introduced grassland, rural-agricultural, urban, chaparral, riparian, and oak woodland. Following is a brief discussion of the general ecology of the major biotic communities found within the study area. Each community description includes information on the significance, physiognomy, characteristic plant species, representative wildlife, distribution, and wildlife value. Because the definitions of biotic communities are largely based on vegetation types, their distribution follows the vegetation types mapped.

Coastal Sage Scrub

Coastal sage scrub is the characteristic plant community of the lower elevation hillsides and ridges of coastal southern California where it occupies dry, rocky, or gravelly soils. This community is found on Krotona Hill, scattered in the west central portion of the General Plan area and on Nordhoff Ridge. Typically, it can be found on steep hillsides and in narrow canyons which are unusable for grazing and agriculture.

Coastal sage scrub is an open shrub community. The dominant species are shrubs that grow two to five feet high, but do not normally form a closed canopy. However, bare ground is not common. Rainfall and soil moisture are sufficient to support a rich variety of forbs and grasses. Growth of the dominant vegetation occurs in late winter and spring, following the onset of winter rains. Most flowering will occur in spring, but some shrub species continue into summer. The vegetation becomes dormant and more or less deciduous in summer and fall.

Natural seeding rapidly reestablishes this community after fire, which normally consumes this vegetation entirely. Ground cover is usually reestablished within one year after a burn. Floral species comprising coastal sage scrub communities include California sagebrush (*Artemisia californica*), California encelia (*Encelia californica*), deer weed (*Lotus scoparius*), black sage (*Salvia mellifera*), and California buckwheat (*Erigonum fasciculatum*). Within both the sage and mixed subcommunities, larger shrubs such as lemonadeberry (*Rhus integrifolia*), laurel sumac (*Rhus laurina*), and toyon (*Heteromeles arbutifolia*) are also common on north-facing slopes and in drainages.



MEA: BIOLOGICAL RESOURCES

GENERAL PLAN

CITY OF OJAI



SCALE:
1"=2000'

SOURCE: COUNTY OF VENTURA
PUBLIC WORKS AGENCY

EXHIBIT BR-1

Coastal sage scrub is highly productive and supports a surprising diversity and abundance of wildlife. Amphibians are generally absent; however, several reptiles and many mammals and birds are commonly found.

Chaparral

Chaparral is widely distributed throughout California on dry slopes and ridges at low and medium elevations where it occupies thin, rocky, or heavy soils. A well-developed chaparral cover is found at Black Mountain and intermixed with coastal sage scrub on Nordhoff Ridge.

Vegetative composition varies considerably; however, most species possess small, broad, hard leaves. Most plants are evergreen, growing and flowering primarily in late winter and spring and becoming somewhat dormant over the summer and fall. Chaparral species commonly grow six to ten feet high and often form dense, nearly impenetrable stands.

Chamise chaparral communities are dominated by chamise (*Adenostoma fasciculatum*). This species is joined in dominance by other species which include California sagebrush, lemonadeberry, laurel sumac, black sage, scrub oak (*Quercus dumosa*), and toyon. Typically, a large accumulation of litter is found surrounding the base of shrubs and is important to the overall ecology of the chaparral community. It functions as a "groundcover" in place of grasses and forbs to retard rainfall runoff, thereby inhibiting erosion and enhancing percolation of water into the soil.

Additionally, the leaf litter is highly flammable and readily burns during the drier parts of the year. Periodic burning (every twenty years or so) is a key element to the maintenance of a healthy, productive chaparral cover. The plants of this community are adapted to recurrent fires and either produce seeds that require high temperatures before germinating (scarification) or possess root crowns that send up sprouts following fire. Furthermore, fires recycle nutrients held in the plants back to the soil in the form of ash. If fire does not occur, the soil becomes sterile and plants eventually become decadent and die without replacement. This can lead to problems in wildlife and watershed management. Following a fire, annuals produce a dense groundcover that holds the soil in place until the larger shrubs and the litter are re-established.

The diversity of wildlife in pure unbroken strands of chaparral is limited. However, community productivity is high and large numbers of individual species are often present. Under natural conditions of recurring fire, the chaparral is regularly burned, thus creating openings that often support many grasses and coastal sage scrub species. This process is extremely important to wildlife. These openings provide an edge between the successional vegetation and chaparral that is much more diverse and able to support a greater number of species than either habitat type alone. These animals are able to utilize this interface as an entrance to dense chaparral in areas that would otherwise be closed to them. The characteristic wildlife species found in this plant community are virtually the same as those found in coastal sage scrub.

Introduced Grassland

Introduced grassland, also referred to as valley grassland, is a vegetation type that replaces native communities following dryland farming, heavy grazing, and other artificial clearing. Natural plant species are either cleared or are destroyed and are replaced by adventitious species that can withstand constant disturbance. As a result, the flora of this community is dominated by annuals and perennial herbs that grow one to three feet high. The majority of these are non-native and are often considered to be "weeds". The vegetative cover of this community characteristically germinates during the late fall rainfall, with most growth and flowering occurring from winter through spring. Plants then die and persist as seeds through summer and early fall.

Introduced grasslands are found scattered throughout the study area. Relatively large blocks of introduced grassland are found in the southeast and southwest as well as just west of Arbolada. Presumably, these areas were once covered by a native coastal sage scrub or native grassland community. As ranching and agricultural practices grew in the region, these areas were either mechanically cleared or treated with herbicides and were either converted to grassland to improve livestock grazing or plowed for farming.

Dominant species include various introduced grasses (e.g., *Brome* spp., *Avena* spp., *Festuca* spp., *Hordeum* spp. etc.) and mustards (*Brassica* spp.). Numerous spring-flowering native wildflowers are also present in limited numbers. These are rapid-growers, shooting up out of the soil in a manner of a week or two under the proper climatic conditions and adequate rainfall. When the weather becomes hot and dry, they disappear with the same rapidity.

Introduced grassland is easily re-established after fire; and on-going grazing and agricultural practices will continue to promote this vegetation. If left undisturbed, these areas will eventually revert back to their native conditions of native grasslands or coastal sage scrub.

Large open expanses of grassland support a limited diversity of wildlife, but those that are present are normally abundant. No amphibian species are expected in this dry, disturbed habitat. Several reptiles and small mammals are present.

Two groups of birds dominate the avian fauna in this community. Grassland birds forage for seeds and insects on the ground. Several of these species will nest here if not disturbed. The second group of birds are the predators. For these bird of prey species, grasslands serve as critical feeding grounds where they prey on small mammals, lizards, and small birds. They depend on woodland habitats in the region for nesting and perching sites.

Riparian

Riparian communities are found along drainage courses throughout California where moisture is at or near the surface on a year-round basis. These conditions are favorable for the establishment of a rich cover of trees, shrubs, herbs, and grasses. This community type is found along numerous drainage courses in the study area. In particular, well developed riparian communities are found along San Antonio Creek and McDonald Creek. It was once much more extensive in the region; however, flood control and irrigation projects have

severely restricted its distribution. Due to the wide variation in the intensity and extent of man's activities adjacent to and within these areas, species composition and growth form vary considerably.

Riparian communities have a dense vegetative cover. These areas are dominated by willows (*Salix* sp.) western sycamore (*Platanus racemosa*) and coast live oak (*Quercus agrifolia*). A dense understory of large shrubs, including toyon, elderberry (*Sambucus mexicana*), laurel sumac, and lemonadeberry, is commonly present. The groundcover is usually a thick layer of leaf litter.

Due to the similarity of wildlife habitat provided by riparian communities and oak woodland, this aspect of this community is discussed in the next section.

Oak Woodland

Major oak woodlands are found at Krotona Hill throughout the lower Stewart Canyon/Arbolada area, San Antonio Creek and Black Mountain. Minor woodlands can be found at numerous other locations within the study area. These communities, consisting of either open "savannah" or more dense forest, are dominated by coast live oaks and Valley oaks (*Quercus Lobata*) ten to thirty feet tall with an understory of grasses and scattered shrubs. Large shrubs characteristic of the chaparral and coastal sage scrub communities, such as toyon, laurel sumac, lemonadeberry, Mexican elderberry and coffeeberry (*Rhamnus californica*) commonly occupy the openings between the oak trees. The majority of the oak woodland communities within the study area are in good to excellent condition despite the fact that the native understory vegetation of most has been heavily disturbed by recreational use and/or heavy grazing pressure.

Fire results in the clearing of litter and dead vegetation, and loss of approximately 50% of living material on oaks. Rejuvenation of the woody vegetation will occur after a fire. Annual grasses and chaparral type shrubs in the understory will reseed and resprout after a burn.

Oak and riparian woodlands are very uncommon in southern California. This is contributing to the loss of regional wildlife resources because woodland habitats are of high ecological value. For a given number of acres of habitat, they support higher population densities of wildlife than any other terrestrial habitat.

Oak and riparian woodland habitats normally possess a high diversity of plant types enhanced by their overlap with surrounding vegetation types (edge effect or ecotone), which in turn supports abundant and diverse wildlife resources. All woodlands should be viewed as components of a regional system of woodland "island" habitats. The number of wildlife species each woodland island can hold is a function of its size and its isolation. Larger woodlands, and woodlands located close to other woodlands (such as in the same canyon or in adjacent canyons), can hold more species than smaller or isolated ones. If an individual woodland or a large portion of a woodland is removed, the diversity and abundance of wildlife there, as well as in surrounding woodlands, will decrease.

These habitats normally support relatively high numbers of amphibians beneath leaf litter and along most stream banks. Several reptile species are also common here. Rodents are common along the edge of neighboring habitats and in areas where seasonal flooding does not occur. Particularly in lowland areas, woodlands are very important to furbearers which use these habitats for cover, food, and denning. Populations of furbearers commonly reach their greatest densities in and around these areas.

Woodlands are very important to bird species. Nearly all the species found in surrounding habitats can be found here. In addition, it supports others that require the moist vegetation and/or trees. Many of these species are migratory, and utilize this habitat for overwintering. Larger birds of prey specifically require the trees as perching and nesting sites and forage in surrounding vegetation.

These habitats also serve as wildlife dispersion corridors important to regional wildlife populations. Many wildlife species, particularly medium and large forms, must move from place to place to forage for food or meet other requirements necessary for their survival. In addition, the dispersion of young after reproduction is essential to prevent local population crowding and to maintain genetic variability and numbers throughout regional populations. Wildlife dispersion usually takes place along canyon drainages and stream courses, not only because topographic resistance is minimized, but also because they commonly support woodland habitats which provide cover, food, and/or water during movement.

Agriculture

This community is generally comprised of orchards, cultivated croplands and scattered residential and farm structures. It is found mostly on valley floors where land is suitable for agriculture and where irrigation is available. This community is found over much of the Ojai Valley and the broader foothill canyons where agricultural land uses have a fairly long history.

The prevailing orchards and row-crops found here are far removed from natural conditions and represent environmental simplifications which are artificially managed. Eucalyptus windrows composed of single rows of blue gum (*Eucalyptus globulus*) fifty to seventy-five feet high, are commonly aligned between fields and orchards. A wide variety of roadside and irrigation ditch weeds complete the vegetation of this community.

The native flora in rural communities have been heavily impacted, and natural habitat diversity and productivity has been greatly reduced. Consequently, the diversity and abundance of fauna is very limited. Croplands and orchards are capable of supporting a relatively small number of wildlife species. These include several perching birds and birds of prey, few reptiles and a number of small rodents and medium sized mammals. The type and number of wildlife vary with the crop present and the season. Adjacent eucalyptus windrows are frequently used by birds of prey for roosting and occasionally for nesting.

Urban/Cultural

Urban communities are located within cities and towns with residential subdivisions, parks, golf courses, and commercial areas. Within the study area, this community is represented over much of the Ojai Valley which is rapidly urbanizing. Generally, all native vegetation in these areas has been removed and replaced with non-native ornamental species which are frequently manicured.

Faunal diversity is extremely low. Several small bird species thrive under these conditions.

HIGH INTEREST SPECIES

Widespread habitat loss and degradation in southern California is now indicated by the relatively high number of rare, endangered, or protected, plant and animal species found here. Numerous species which are known or are expected to occur within the study area have been given special status designations by federal and state agencies and private organizations. The reader should note that those designations from private groups are advisory only and include: 1) bird species which are of special concern to the National Audubon Society and have been "blue listed" due to recent or current declines in their population numbers; and 2) plant species which are native and considered "rare and endangered" by the California Native Plant Society. Table BR-A lists those plant and animal species which have received special status designations and may occur within the study area.

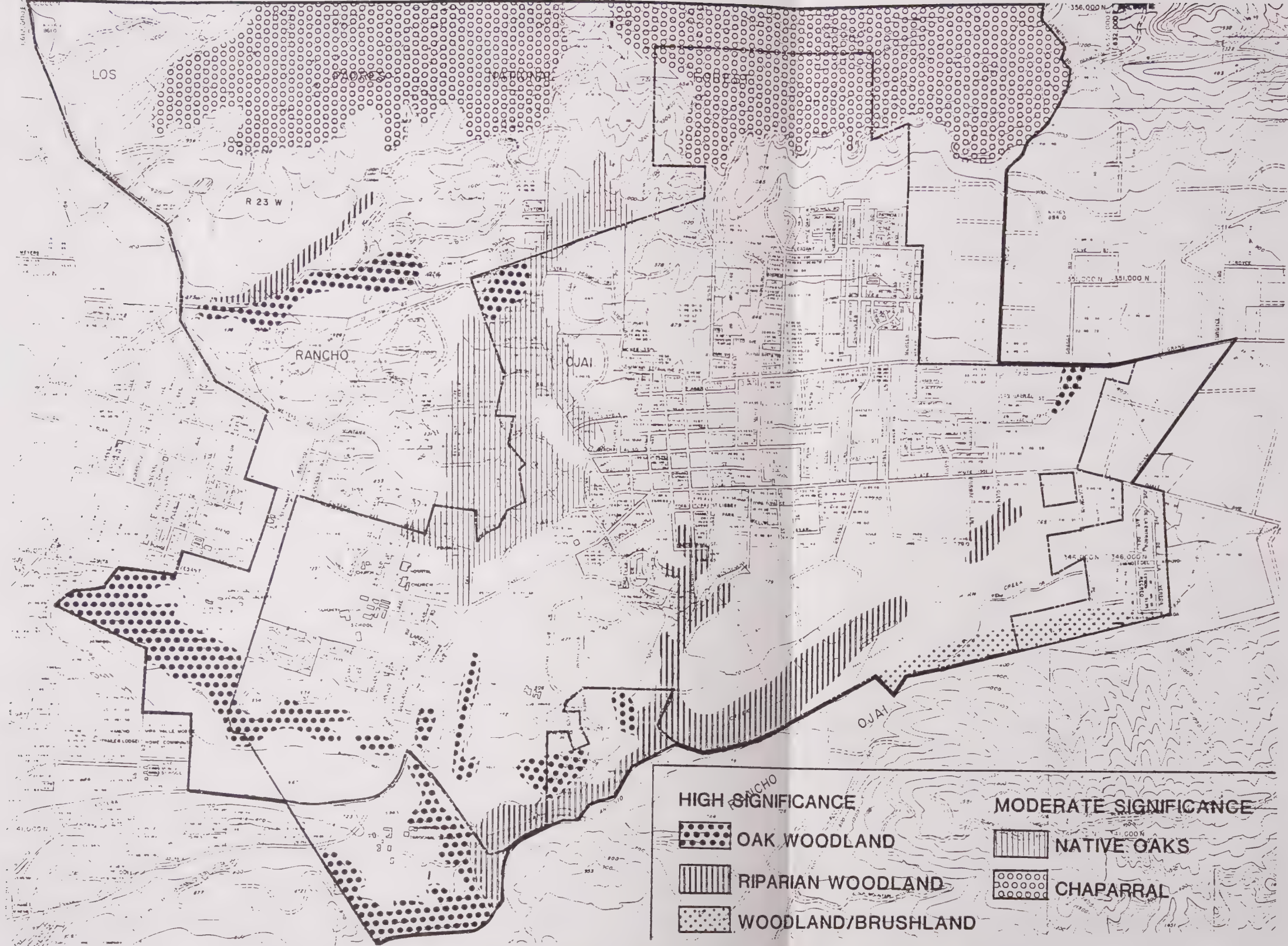
AREAS OF SIGNIFICANCE

The significance of the various biological communities within the community is as shown on Exhibit BR-2.




Areas of High Significance

Based on the evaluation criteria for determining biological resource significance. There are four resource types within the study area which are of high significance.

- o **Regionally significant oak woodland** - These areas represent relatively large blocks of essentially unbroken oak woodland communities.
- o **Regionally significant riparian woodland** - These areas represent relatively large blocks of essentially unbroken riparian communities.



HIGH SIGNIFICANCE

-  OAK WOODLAND
-  RIPARIAN WOODLAND
-  WOODLAND/BRUSHLAND

MODERATE SIGNIFICANCE

-  NATIVE OAKS
-  CHAPARRAL

MEA: BIOLOGICAL SIGNIFICANCE

GENERAL PLAN

CITY OF OJAI



SOURCE: COUNTY OF VENTURA
SANCHEZ TALARICO
ASSOCIATES, INC.

EXHIBIT BR-2

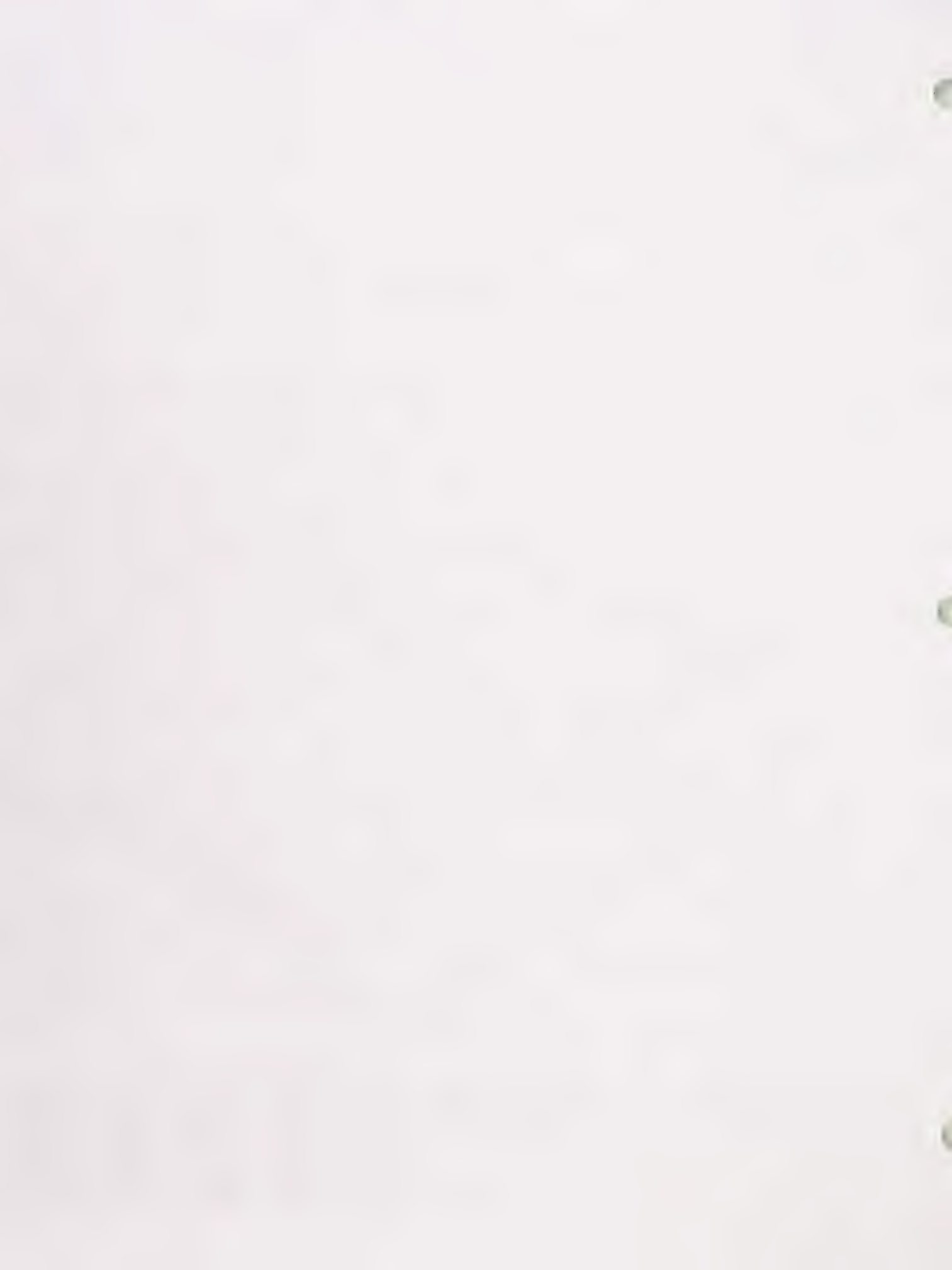


TABLE BR-A
SPECIES OF SPECIAL STATUS AND/OR
CONCERN AND REPRESENTATIVE EXAMPLES OF
THEIR OCCURRENCE WITHIN THE STUDY AREA

SPECIES	STATUS				OCCURRENCE WITHIN CITY AND SPHERE
	STATE	FEDERAL	C.N.P.S.	AUD. SOC.	
Ring-tailed cat (<i>Bassarictus astutus</i>)	Fully protected, protected fur-bearer	-	-	-	Potentially within the city and sphere; resident within chaparral.
Black-shouldered kite (<i>Elanus leucurus</i>)	Fully protected	-	-	-	Nesting resident in open foothills; occurs in oak and riparian woodlands; forages in grasslands and agricultural areas; found throughout study area in such habitats.
Cooper's hawk (<i>Accipiter cooperii</i>)	Spec. concern	-	-	Blue listed	Breeding resident in broken oak and riparian woodlands where it also forages; found primarily in remote areas.
Sharp-shinned hawk (<i>Accipiter striatus</i>)	Spec. concern	-	-	Blue listed	Winter visitor in thick oak and riparian woodlands where it also forages; found primarily in remote areas.
Northern harrier (<i>Buteo lineatus</i>)	Spec. concern	-	-	Blue listed	Winter visitor; forages in grasslands.
Red-shouldered hawk (<i>Buteo lineatus</i>)	-	status undet.	-	Blue listed	Breeding resident in broken oak and riparian woodlands; forages in adjacent grasslands; occurs through- out area.
Golden eagle (<i>Aquila chrysaetos</i>)	Fully protected	Protected under Bald Eagle Act	-	-	Breeding resident in secluded foot- hill areas.

TABLE BR-A (Cont'd.)

SPECIES	STATUS				OCCURRENCE WITHIN CITY AND SPHERE
	STATE	FEDERAL	C.N.P.S.	AUD. SOC.	
California Condor (<i>Gymnogyps californianus</i>)	Endangered	Endangered	-	-	Infrequent visitor throughout.
Merlin (<i>Falco columbarius</i>)	Spec. concern	Status undet.	-	Blue listed	Winter visitor or migrant throughout area; found in open grassland, brushland and broken woodland areas.
American kestrel (<i>Falco sparverius</i>)	-	-	-	Blue listed	Breeding resident throughout area; found in nearly all habitats including suburban.
Bell's least vireo (<i>Vireo bellii</i>)	Endangered	Candidate for endangered listing	-	Blue listed	Potentially a breeding resident in well-developed willow riparian areas throughout the study area.
Hairy woodpecker (<i>Pendrocopus villosus</i>)			-	Blue listed	Breeding resident in well-developed oak and riparian woodlands.
Bewick's wren (<i>Thryomanes bewickii</i>)	-	-	-	Blue listed	Breeding resident in coastal sage scrub throughout.
Western bluebird (<i>Sialia mexicana</i>)		-	-	Blue listed	Winter visitor and migrant throughout; prefers scattered trees near open fields and open brush.
Loggerhead shrike (<i>Lanius ludovicianus</i>)	-	-	-	Blue listed	Breeding resident throughout; found in nearly all habitats.
Yellow warbler (<i>Dendroica petechia</i>)	-	-	-	Blue listed	Winter visitor and migrant throughout willow thickets along stream courses.

TABLE BR-A (Cont'd.)

SPECIES	STATUS				OCCURRENCE WITHIN CITY AND SPHERE
	STATE	FEDERAL	C.N.P.S.	AUD. SOC.	
Vesper sparrow (Poocetes gramineus)	-	-	-	Blue listed	Winter visitor in agricultural areas, grasslands, and open brushland.
Blunt-nosed leopard lizard (coambelia silus)	Endangered	Endangered	-	-	Sparsely vegetated areas, canyon floors and large washes.
Coast horned lizard (Phrynosoma coronatum)	-	Status Undet.	-	-	Resident in coastal sage scrub.
Ojai fritillary (Fritillaria ojaiensis)	-	-	Rare and Endangered	-	Chaparral throughout study area
Nevin's brickellia (Brickellia nevinii)	-	-	Rare	-	Coastal sage scrub and chaparral in dry washes and dry slopes.
Blockmans liveforever (dudleya blockmaniac)	-	-	Rare	-	Dry stoney places within coastal sage scrub.

- **Woodland/brushland ecotone** - These areas represent large regionally significant woodland in combination with valuable wildlife habitat.
- **Rare and endangered species habitat** - These areas are as yet not identified, but have the potential to occur within the study area as evidenced by the presence of several rare and endangered species in the region (not shown on exhibit).

Areas of Moderate Significance

Based on the evaluation criteria, there are two resource types which are of moderate significance. These are shown on Exhibit BR-2 and listed below.

- **Locally significant stands of native oaks** - These areas represent stands of native oak which are either individual trees, relative small groves, or relatively large but developed for urban uses (only the lower Stewart Canyon/Arbolada area has been mapped due to scale).
- **Locally significant stands of native brushland** - These areas represent relatively large blocks of native chaparral and coastal sage scrub which possess moderate value as watershed, native flora and wildlife value.

Areas of Low Significance

All remaining areas not delineated as either high significance or moderate significance, are of low significance. No further discussion of these resource areas is provided since these areas do not contribute importantly to the continuance of biological diversity and productivity; thus, they do not require management considerations.

CULTURAL RESOURCES

CULTURAL RESOURCES

Introduction

Cultural resources encompass a wide variety of properties which were, and are, significant in local and American history, regional architecture, archaeology, and culture. The Federal Advisory Council on Historic Preservation has set forth the following criteria to assist in determining what constitutes historic significance.

Districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- that are associated with events that have made a significant contribution to the road patterns of our history; or
- that are associated with the lives of persons significant in our past; or
- that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- that have yielded, or may be likely to yield information important in history or prehistory.

Historical Resources

INTRODUCTION

Locational factors are the only elements directly affecting the destruction or preservation of the City of Ojai's historic resources.

CITY OF OJAI AND SPHERE OF INFLUENCE

Archival Research

On July 2, 1986, a record search and literature review was initiated at the Regional Archaeological Clearinghouse located at the University of California, Los Angeles to determine previously recorded historic cultural resource areas located within the City of Ojai and its adopted Sphere of Influence.

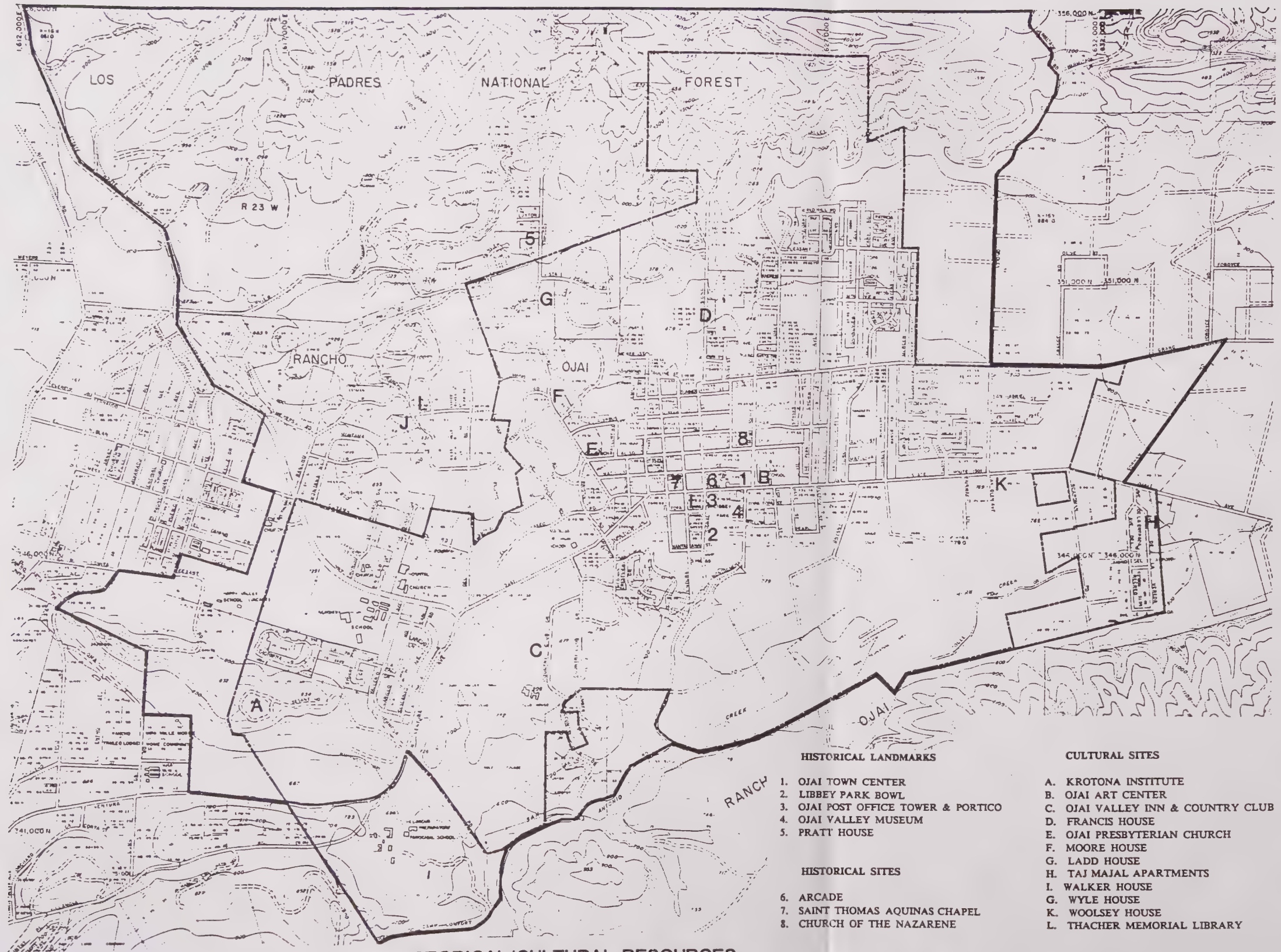
The results of this endeavor indicated that two structures are listed in the California Inventory of Historic Resources (1976) as possessing cultural significance. These are the Arcade, and the Post Office Tower and Portico. This state-issued document came about in 1975 in response to the passing of the National Historic Preservation Act in 1966. Under this federal mandate, each state is responsible for identifying all properties "possessing historical, architectural, archaeological, and cultural values".

A review of the National Register of Historic Places (1976, Volumes I & II including subsequent yearly supplements) reveals that neither of these state-recognized historical resources has been accepted by the federal agency as possessing similar significance.

County-Designated Sites

The Ventura County Cultural Heritage Board designated the following four places as historical landmarks. Their locations are as shown on Exhibit CR-1.

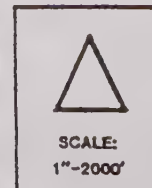
1. Ojai Post Office Tower and Portico: Located at Ojai Avenue, between Signal and Montgomery Streets, the post office tower and portico were built in 1917. Edward Libbey built the Spanish revival building.
2. Sycamore Tree at Libbey Park Bowl: This tree is significant to regional history because it was bent into an "N" shape by Indians prior to settlement of the area. The tree is thought to have been bent as a trail marker.
3. Ojai Valley Museum: This museum was built in 1938 as a fire station on S. Montgomery next to, and north of, the Art Center.
4. Pratt House: This house is located at 1330 Foothill, outside the City limits. It is a famous design by Greene and Greene architects in the craftsman style.



HISTORICAL/CULTURAL RESOURCES

GENERAL PLAN

CITY OF OJAI



SOURCE: SANCHEZ TALARICO ASSOC. INC.

EXHIBIT CR-1

- HISTORICAL LANDMARKS**

 1. OJAI TOWN CENTER
 2. LIBBEY PARK BOWL
 3. OJAI POST OFFICE TOWER & PORTICO
 4. OJAI VALLEY MUSEUM
 5. PRATT HOUSE
- HISTORICAL SITES**

 6. ARCADE
 7. SAINT THOMAS AQUINAS CHAPEL
 8. CHURCH OF THE NAZARENE
- CULTURAL SITES**

 - A. KROTONA INSTITUTE
 - B. OJAI ART CENTER
 - C. OJAI VALLEY INN & COUNTRY CLUB
 - D. FRANCIS HOUSE
 - E. OJAI PRESBYTERIAN CHURCH
 - F. MOORE HOUSE
 - G. LADD HOUSE
 - H. TAJ MAJAL APARTMENTS
 - I. WALKER HOUSE
 - J. WYLE HOUSE
 - K. WOOLSEY HOUSE
 - L. THACHER MEMORIAL LIBRARY

The County of Ventura Inventory also recognizes the following places as historic sites:

- A. Ojai Arcade - Built in 1917 at Ojai and Signal Street, this mission revival style arcade is a block of shops with a long series of arches.
- B. St. Thomas Aquinas Catholic Chapel - Located on Ojai Avenue between Blanche and Ventura, this 1919 Spanish revival style church was rebuilt by Edward Libbey after fire consumed the first building.
- C. Church of the Nazarene (1884) - This church is located at 213 N. Montgomery Street. This was the first church in Ojai. It was built in 1884 and the architectural style is Queen Anne.

City-Designated Sites

Several sites have been considered as historical sites by the City of Ojai. The Church of the Nazarene was authorized by the City for "historical monument" designation. The Ladd House and the Theodore Woolsey House have also been authorized by the City "historical landmark" designation. The Ojai Arcade and the George Thacher Memorial Library have been authorized as "qualified" for historical designation.

Other points of interest and cultural significance in the Ojai vicinity are listed below.

- A. Krotona Institute (1924)
Hermosa Road, NE of Ventura
- B. Ojai Art Center
Montgomery Street and Ojai Avenue
- C. Ojai Valley Inn and Country Club
Country Club Road
- D. Francis House
1104 S. Signal
- E. Ojai Presbyterian Church
NE corner of Foothill and Aliso
- F. Moore House
512 N. Foothill Road
- G. Ladd House
818 N. Foothill Road
- H. Taj Majal Apts
Avenida de la Vereda

- I. Walker House
Rancho Drive and Del Norte Road
- J. Wyle House
1064 Rancho Drive
- K. Theodore Woolsey House
1481 East Ojai Avenue
- L. George Thacher Memorial Library
Northwest corner of Aliso and Lion

ARCHAEOLOGICAL RESOURCES

Archival Research

The entire Ojai Valley is an archaeologically sensitive area with various known or suspected archaeological sites in the City of Ojai. These sites are not publicized to protect resources from unauthorized exploration and excavation. Six prehistoric archaeological sites had been previously recorded. The following provides a brief description of those prehistoric sites that have been recorded within the City and its adopted Sphere of Influence.

Ven-136

Archaeological site Ven-136 was first recorded in 1961 by Thomas Blackburn. At that time he noted a stone bowl fragment, choppers, scrapers, and hammerstones scattered across an area that measured approximately 33 x 33 meters. The site was located on a small knoll overlooking an intermittent stream and may have functioned as a short-term campsite. The records did not indicate that any additional work had taken place at the site since its original recording.

Ven-137

Also recorded in 1961 by Blackburn, was Ven-137. This site was located on a small knoll and included in its artifact inventory were metates, manos, choppers, scrapers, hammerstones, blade fragments, and one small leaf-shaped projectile point.

Because of its diverse artifact assemblage and increased size (33 x 66 meters) Blackburn suggested that it may have served as a permanent campsite. In 1961 a residence was already present on the site prompting Blackburn to make the observation that probably most of the site had already been destroyed. No additional work is recorded as having taken place at Ven-137.

Ven-138

Ven-138 was also registered in 1961 by Blackburn. This was the largest of the three sites measuring 132 x 66 meters and it was tentatively identified as a large permanent campsite. The site was located on the east side of Stewart Canyon on an alluvial terrace above a stream. The surface artifacts that were observed included manos, metates, choppers, scrapers, hammerstones, stone blade fragments, and a single projectile point which was small and leaf-shaped. As with Ven-136 and Ven-137, no mention is made of any further investigation of the site.

Ven-139

Cultural resource area Ven-139 is located on a slight knoll on the west bank of San Antonio Creek. Scattered across an area of 100 x 66 meters were fragments of millingstones, manos,

and hammerstones. This site was recorded in 1968 by Blackburn who noted at the time that the site was worth testing. No records were available to suggest that such a test ever took place.

Ven-554

In 1978 David Whitley recorded Ven-554. This site was located in Stewart Canyon and consisted of a single bedrock mortar and an isolated flake.

Ven-61

The last site within the adopted Sphere of Influence is Ven-61. This site was located on the eastern edge of the City on a wooden knoll. The site was officially registered at UCLA in 1949 but much had transpired at the site prior to that time. In March 1942, Mr. J.A. Morrison of the Ventura County Pioneer Museum contacted Mr. Phil Orr, an archaeologist located in Santa Barbara, asking if he would be interested in examining the site. In his letter Mr. Morrison stated that the site covered "perhaps five acres... and was a gold mine of Indian artifacts." He went on to say that earlier the landowner and his father had "hailed bowls, pestles, and skeletons, etc. (away) by the wagon load, in order to clear the land."

In response to Mr. Morrison's request, Mr. Orr conducted a systematic excavation at the site in the early months of the summer of 1942. During his investigation, Orr was able to identify a sweathouse (a structure commonly used by the Chumash for ceremonial purposes) and recover 117 burials along with approximately 700 artifacts. Artifacts of interest included a spatulate dagger made from the femur of a grizzly bear and inlaid with olivella and haliotis shell, a dog skeleton, and drilled teeth of other dogs. The skeletons that were recovered, none of which were complete, were flexed in the upper level, while the lower cultural component contained extended individuals. This variation in burial practices prompted Orr to state that the upper individuals were Canalino and those found below could be assigned to the earlier "Hunting People Horizon". Mr. Orr appears to have been greatly satisfied by this discovery. In a letter to Mr. Morrison dated July 2, 1942 he says that this "is something I have wanted to find for a long time." He goes on to note that "we definitely established, the lack of steatite in the earlier horizon, and discovered that these earlier people had far more variety in their decoration than we had suspected."

The sweathouse uncovered by Orr was undisturbed and measured 10 feet across by 3 feet deep. It consisted of an initial tier of rectangular rocks that had been carefully put down, while the following tiers were of irregular rocks and broken metates and mortars.

The records on file at UCLA indicated that Ven-61 was to be given to the County of Ventura as a park. Additional inquiries have revealed that the site may now be destroyed or buried beneath a golf course.

Other Surveys

In addition to the archaeological surveys that were conducted during which sites were recorded, several others have been carried out that failed to register any cultural resource areas. The records at UCLA show that seven such surveys have taken place within the City and its adopted Sphere of Influence. All of these have been small ranging in size from approximately 150 acres to eight acres.

In 1973 Nelson Leonard III surveyed approximately 50 acres in the extreme eastern portion of the City. In the same year Steven Horne conducted a survey for a firebreak north of the City and its adopted Sphere. Although most of Horne's reconnaissance took place outside the current boundaries of the project area, it did include approximately 150 acres in the northwest corner. In 1979 Sheila Callison, working for the Forest Services, surveyed an area of approximately 75 acres south of Fairview Road. In 1980 and 1981 Robert Lopez conducted three cultural surveys within the City. These totalled 54 acres and were located west of Stewart Canyon (8 acres), immediately south of this Callison surveyed parcel (14 acres), and East of Happy Valley School (32 acres). The final survey was conducted by William Breece in 1986 at the location of the now dismantled Happy Valley School. The project area was 25 acres, but only approximately 8-10 acres of this falls within the current project boundaries. As mentioned above, all of these cultural resource surveys failed to record any new archaeological sites.

RECREATIONAL RESOURCES

RECREATIONAL RESOURCES

Introduction

The amount of open space as provided by park and recreational areas is a major element contributing to the overall beauty of the City of Ojai. A park can be defined as:

An open space, usually landscaped or left in its natural state, intended for outdoor recreation and the general enjoyment of nature. The distinctive feature of a park, as opposed to other recreational areas, is the opportunity offered for passive recreation - sitting, walking, and watching. Parks may contain playfields, playgrounds, playlots, golf courses, swimming pools, camping grounds, etc... but none of these facilities alone would make a park (Abrams).

Recreation is more active in nature and is defined as:

Any activity voluntarily undertaken for pleasure, fun, relaxation, exercise, self-expression, or release from boredom, worry, or tensions that which is physically and psychologically rejuvenating...(Abrams)

FACTORS AFFECTING PARK AND RECREATION QUALITY

The factors affecting the location of land for park purposes and the quality of the recreational experience are those of location and population attraction. The close proximity of a park or facility to a school is advantageous. They occupy the same type and size of service. This allows one to effectively compliment the facilities of another. The value of parks and their accompanying open space becomes even more evident when situated in an area of high density residential land use.

Demand for recreational facilities is determined by population, age composition, environmental characteristics, size of area served and the park itself. State of California park requirements under the Quimby Act are 2 park acres per 1,000 population. Parkland in Ojai greatly exceeds this requirement. Ojai City parks alone constitute 46.5 acres (over 6 acres per 1,000 residents).

Recreational needs must be evaluated and satisfied by offering a variety of relevant activities. Those parks situated in central locations with extensive recreational services offered are in greater demand and are generally used most frequently.

RECREATIONAL FACILITIES

The type, location, and size of recreational facilities vary in the City of Ojai. Numerous parks exist and range from local city parks to regional county parks. Trails vary from local bicycle/equestrian routes to national forest hiking trails. Definitions of each type/category of

facility are given below, followed by an inventory and description of each existing facility. The inventory is divided into four categories including parks, trails, specialized facilities and regional preserves.

DEFINITIONS

Regional/County Parks

These parks include those regional facilities operated by the County of Ventura which attract people in a wide range of age and with broad recreational interests. They include Soule Park and Camp Comfort. These widely utilized facilities provide recreational opportunities to Ojai Valley residents and visitors.

Local/Community Parks

Local/community parks provide facilities to serve the daily needs of a defined neighborhood or community. Facilities may include: open areas for passive recreation; active sports areas; baseball and court games; and neighborhood activity centers. A local park may be a small neighborhood park (less than 5 acres) such as Daly Park, a larger city park such as Libby Park, or a specialized facility or school used for community recreation needs.

Trails

Trails are defined as paths designed to accommodate hiking, horseback riding, and/or bicycling through an area and may or may not be removed from vehicular traffic.

Trails are categorized in this MEA and General Plan according to function (hiking, equestrian, bicycle), and then according to scale. Backbone trails are those routes which continue through the City, connecting to other regional systems. Local trails are those within the City which presently serve mostly local residents.

Specialized Facilities

These facilities provide specific recreational opportunities for local or regional use. These facilities usually have an individual element of attraction. The facility may be within a park, and may be privately or publicly owned or operated. Examples include:

- Arts, Museums, and Cultural Centers
- Auditoriums/Amphitheaters
- Botanical Gardens/Nature Centers
- Campgrounds
- Equestrian Centers
- Festival Grounds
- Golf Courses
- School Playing Fields
- Vista Points/Scenic Areas
- Water Activity Areas (e.g., mountain streams, swimming pools)

Preserves

Land which is highly valued for its natural condition, unique scenic/aesthetic resources, biological resources, geologic phenomena, or cultural significance may be classified or considered for designation as a regional preserve. It is protected in its natural state from development in order to maintain or enhance the aesthetic, natural quality of an area. An example of an existing preserve is the Los Padres National Forest.

Existing Conditions: Recreation Inventory

PARKS

Regional Parks

The following regional parks are located within the Ojai Planning Area and are illustrated on the Recreation Element Map.

Soule Park

This facility, a regional park operated by the County of Ventura, lies in the southeast corner of the City limits. The park consists of 169 developed acres with a total of 326 acres available for park development. Park amenities include:

- golf course and club house facilities as well as open space for recreation;
- an equestrian center utilized by local and nearby riders;
- picnic grounds and sports fields;
- potential future trails.

Camp Comfort

This park is a County facility of 38 acres located southwest of City boundaries. Picnicking and passive recreation are the predominant activities. Amenities at Camp Comfort include:

- 160 picnic tables (78 additional proposed);
- 15 Recreational Vehicle (RV) sites (65 additional proposed);
- potential future trails.

Local Parks

The following local parks are located within the City of Ojai and are illustrated on the Recreation Element Map.

Libbey Park

This facility encompasses approximately 17.8 acres and is located south of Ojai Avenue, between Montgomery Street and Signal Street. Park amenities include:

- 8 tennis courts (4 lighted);
- Libbey Bowl - amphitheater which seats 750 people;
- small tot lot;
- non-organized picnic tables; and
- gazebo

Sarzotti Park

This facility encompasses approximately 10 acres and is located north of Aliso Street, between Shady Lane and Park Road. Park amenities include:

- 2 lighted ball fields;
- 2 soccer fields;
- horseshoe pit;
- 2 reserved picnic areas (up to 50 and 150 persons);
- 2 community center buildings;
- children's play apparatus area; and
- shade trees.

Daly Park

This small neighborhood park encompasses approximately 1.5 acres and is passive in nature. Park amenities include:

- 5 picnic tables.

INVENTORY OF TRAILS

Recreational trails are an important element in the Ojai community. Existing and proposed equestrian, bicycling, and hiking trails are depicted on the Master Plan of Trails Map in the Recreation Element.

INVENTORY OF SPECIALIZED FACILITIES

Ojai is known for its variety of recreational opportunities. Popular activities include golfing, tennis, horseback riding in Ojai, and hiking, camping, and other outdoor pastimes nearby. An inventory of existing specialized facilities is provided in the Recreational Facilities Matrix on the following page. Existing and proposed facilities are illustrated in the General Plan Recreation Element Maps ("Recreation" and "Master Plan of Trails")

INVENTORY OF PRESERVES

Los Padres National Forest

Los Padres National Forest (LPNF) is located immediately to the north of Ojai City boundaries. A portion of the 516,000-acre National Forest is within the Ojai Sphere of Influence and Planning Area.

The LPNF consists primarily of wooded mountains with 140 miles of streams ranging from the Sespe River to Matilija Creek. Numerous recreational activities opportunities exist, including hiking, horseback riding and camping; and fishing and seasonal hunting. Campgrounds in proximity to Ojai consist of: Gridley Springs, Wheeler Gorge, Holiday, the Pines, White Ledge, and Lions Campgrounds.

PUBLIC SERVICES

PUBLIC SERVICES

Water

REGIONAL SETTING

The quantity and quality of Ojai's water supply plays major roles in determining development trends within the area. Water is demanded for purposes that require varying levels of quality including municipal (domestic), industrial, and agricultural purposes. The County as a whole consumes about 375,000 acre-feet of water per year (1981). Surface water supplies 35,000 acre-feet per year, imported water supplies 75,000 acre-feet per year, and groundwater supplies 25,000 acre-feet per year.

Water Management

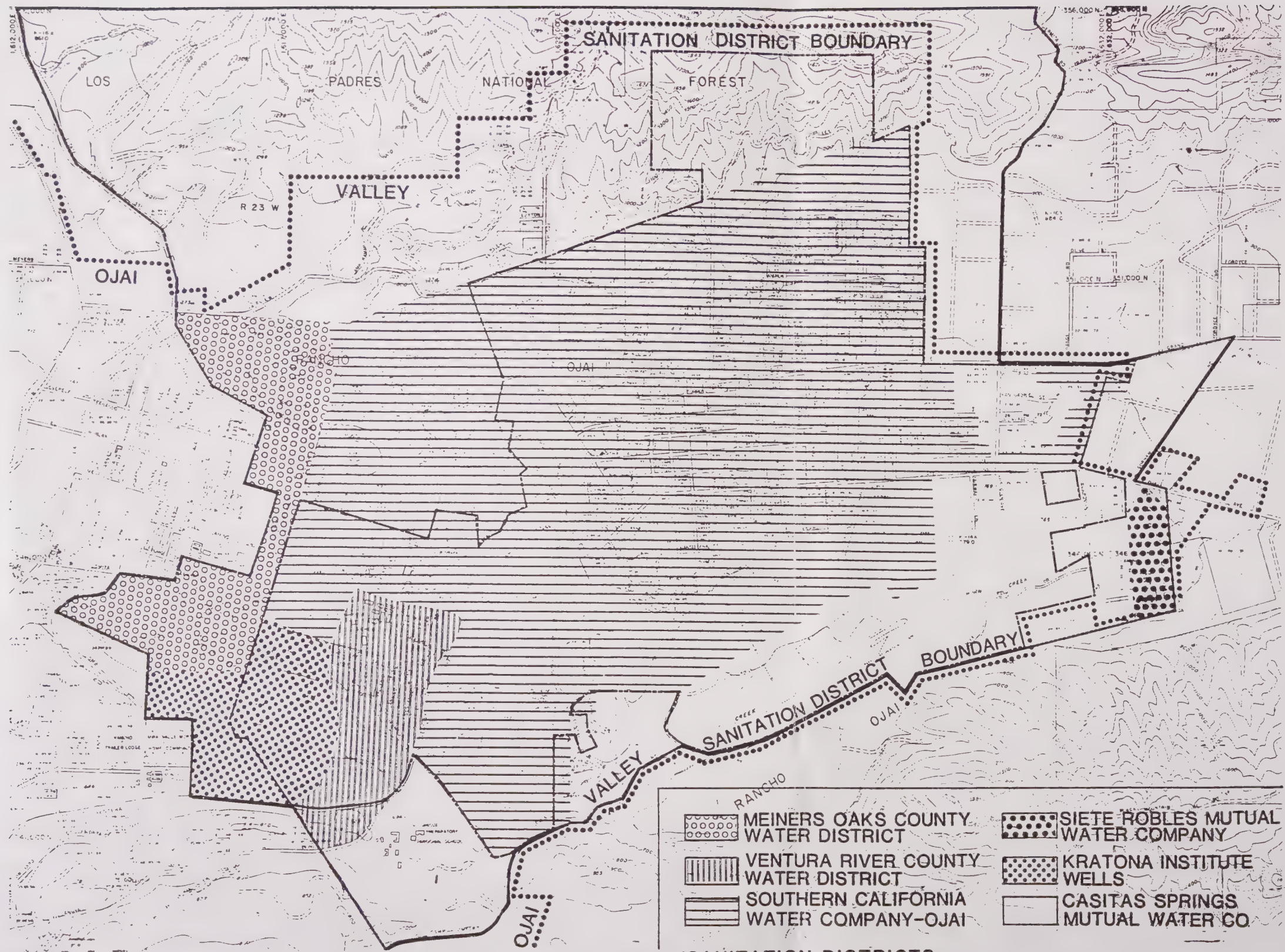
Water quality problems generally fall into two categories: non-point sources and point sources. Non-point sources of water quality degradation relate to non-specific contaminant sources such as urban and agricultural run-off and sea water intrusion (in the Oxnard Plain area). Point sources of water quality problems relate to specific contaminant sources such as sewage treatment plants and industry.

Several agencies are responsible for management of the quality and quantity of water resources at the federal, state, and local levels of government. The U.S. Environmental Protection Agency sets standards for water quality based upon the concentration of total dissolved solids (TDS). The state Water Resources Control Board has authority over point source dischargers and water quality standards in surface waters and groundwaters in the state. The regional division of the Water Resources Control Board in Ventura County is the Regional Water Quality Control Board - Los Angeles Region. The Ventura County Water Quality Management Plan, or the 208 Plan, is a federally-mandated plan under the Clean Water Act. The County is responsible for controlling non-point sources of water pollutants. The state is also required to conform with the 208 Plan of the County.

Water Purveyors

There are numerous water purveyors in the Ojai Valley. These purveyors provide water for both agricultural and domestic uses. Their areas of service are illustrated on Exhibit PS-1 at the end of this document. The purveyors are both governmental and private agencies.

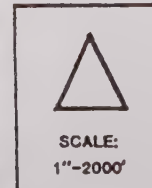
The government agencies include Meiners Oaks County Water District and Ventura River County Water District. The private and mutual water companies in the Valley include Casitas Municipal Water District, Southern California Water Company-Ojai, Tico Mutual Water Company, Siete Robles Mutual Water Company, Senior Canyon Mutual Water Company, Casitas Springs Mutual Water Company, Hermitage Mutual Water Company, Villanova Road Waterwell Association, and Sheriff's Honor Farm. Most of these companies pump from groundwater wells. Casitas Municipal Water District also sells surface water to Southern California Water Company and other companies on an "as needed" basis.



MEA: WATER PURVEYORS/SANITATION DISTRICTS

GENERAL PLAN

CITY OF OJAI



SOURCE: COUNTY OF VENTURA

EXHIBIT PS-1

Surface Water

The Casitas Municipal Water District has the responsibility for the development and delivery of surface water in much of the Ojai Valley. Lake Casitas Reservoir has a storage capacity of about 254,000 acre-feet of water. Matilija Lake Reservoir also provides water to the Ojai Valley; it has a storage capacity of 1,500 acre-feet. The "safe annual yield" of both lakes is about 20,350 acre-feet per year. Safe annual yield is defined as the average amount of water that can be withdrawn over an extended period of time without deficiencies in supply during a dry spell equal to the longest historic dry cycle. The reservoir is replenished by rainfall and surface water run-off in the Casitas Watershed (about 45%) and diversion of the Ventura River-Matilija Creek Drainage.

Water quality of the major reservoirs has remained constant. Surface water quality such as rivers and tributaries fluctuates from season to season, but is adequate in most areas for agricultural uses.

Groundwater

Groundwater storage is dynamic. Water supply is depleted through seepage to the earth's surface and the formation of springs, streams or other water forms. It is also depleted through use by water agencies and individual well systems. Groundwater basins are replenished or recharged when water seeps down through the ground and into the basin. A groundwater basin may be recharged by a surface area much larger than the basin itself. When groundwater is withdrawn faster than it is recharged, the situation is called overdraft of the groundwater basin.

Groundwater quality in Ventura County is gradually degrading because of agricultural, septic systems, and urban runoffs. Water quality in the major reservoirs has remained constant. Surface water quality such as rivers and tributaries fluctuates from season to season. It is adequate in most areas for agricultural uses.

Three major groundwater basins serve the Ojai Valley. These basins and their estimated capacities are as follows:

Ojai Basin - 83,500 acre-feet
Upper Ventura Basin - 35,118 acre-feet
Upper Ojai Basin - 5,600 acre-feet

Note that the actual maximum computed storage levels of these basins are much less than estimated capacity. Groundwater levels also fluctuate considerably during dry and wet seasons.

Agriculture demands the greatest amount of groundwater resources in the County as a whole and is dependent upon continued availability of adequate qualities and quantities of water. Agricultural demand for groundwater in the County is about 80% of the total groundwater demand.

Wastewater

Developed areas generate demand for sewer service. The intensity and character of land development determines the magnitude of the demand for this service. The predominant factor affecting sanitary sewage systems is land use type. In this regard, wastewater facilities can influence the magnitude, timing, and location of urban development.

TREATMENT SYSTEM

Five sanitation districts united in 1985 to form the Ojai Valley Sanitary District. The district serves the communities of Ojai, Meiners Oaks, Oak View, and Mira Monte. A single treatment plant serves the Ojai Valley. This is the Oak View Treatment Plant which is part of the Ojai Valley Sanitary District facilities. The treatment plant has an existing design capacity of 3.0 million gallons per day (mgd). Its current demand is for 2.1 mgd, leaving an unused capacity of 0.9 mgd. The district's utilization rate is 70% of its capacity.

State requirements indicate that as a waste treatment facility reaches 75% of capacity, a study should be prepared for plant expansion. A facility expansion would have to be initiated at 90% of capacity.

The effluent from the treatment process meets requirement discharge parameters for Biological Oxygen Demand (BOD) and suspended solids. The plant is currently upgrading to meet the nitrogen quota.

LOCAL SETTING

Water Demand

Residential uses demand the greatest amount of water in the Ojai area. The average generation factors used by Southern California Water Company for estimating demand in the Ojai area are tabulated below.

TABLE PS-A
WATER DEMAND FACTORS

USE	FACTOR (CUBIC FEET/YEAR)
Commercial	27,000 per customer
Residential	27,000 per customer

Source: Southern California Water Company

The water demand for urban uses varies according to the type of use. Using Southern California Water Company estimates, this section delineates demand for water in the City.

TABLE PS-B
OJAI ANNUAL WATER DEMAND (Average)

USES	DEMAND (HUNDRED CUBIC FEET/YEAR)
Residential and Commercial	678,000
Public offices	27,000
Parks and Recreation Facilities	12,000
Four Major Ranchers	<u>6,000</u>
TOTAL	740,000 ccf

Source: Sanchez Talarico Associates, Inc.

Note: 1 ccf = 435.6 acre-feet.

In addition to water supplied from wastewater reclamation, the present water supply is capable of accommodating current water requirements in the City of Ojai.

It is difficult to estimate the City's safe water supply due to uncertainties in the calculation of safe yields from the groundwater basins, and in the water rights to these basins.

Water Purveyors

The City of Ojai is provided water by two water purveyors. The largest is Southern California Water Company. Ventura County River District services a small area in the southwestern portion of the City. Casitas Municipal Water District sells water to these agencies as needed. Many rural areas within the Sphere of Influence do not receive water services, but individual wells are prevalent in these areas. Siete Robles Mutual Water Company provides water to the southern portion within the Sphere of Influence and Meiners Oaks County Water District service area extends into western portions.

Groundwater

Groundwater provides about 83% of the Ojai's water supply. Water for the City of Ojai is supplied primarily by groundwater wells via Southern California Water Company and the Ventura River County Water District.

The quality of both groundwater and surface supplies in the Ojai Valley and the City is relatively good and acceptable for most uses. It meets all Environmental Protection Agency standards for drinking water, except turbidity, which will require the construction of additional treatment facilities.

WASTEWATER

Collection System

The City of Ojai is served by a small system of main collection lines leading directly to the Oakview Treatment Plant as well as city sewer lines. A 15-inch main trunk line under Ojai Avenue and a network of tributary sewer lines provide gravitational flow toward the Oak View Treatment Plant. Major trunk lines extend west from Ojai Avenue into networks along Ventura Road, Creek Road and Country Club Road. The overall collection system is generally adequate although portions will need "patching" or replacement in the near future.

Treatment Demand

A number of residences utilize septic sewer systems in Ojai, especially in more rural areas. It is difficult to estimate existing sewage demand in the City due to the unknown number of septic systems.

Fire Service

REGIONAL SETTING

The County of Ventura has many areas within, or in close proximity to, high fire hazard zones. This section identifies location and equipment of existing and proposed fire service facilities.

Fire Hazard Zones

Fire hazard zones are derived from the criteria of State Division of Forestry. The low hazard zone extends into all areas where native brush is found growing in pine natural strands. This is common on undeveloped hillside areas. The moderate hazard zone encompasses areas of grass and low brush in areas of low to moderate slope. The extreme hazard zone includes all areas of high brush and woodland, and all steep slopes regardless of vegetation.

The need for fire protection service is related to the location of fire hazard zones. The location of a fire station and the accessibility of a location to an engine or ladder company primarily determines the adequacy of fire service.

Fire Protection

Easy access to all service areas and especially those areas designated as high fire hazard zones is essential to adequate fire service. The accessibility to roadway networks affects the time required for a fire company to reach various parts of the community.

LOCAL SETTING

Fire Hazard Zones

Based upon hazard zones criteria and the pattern of development, the City of Ojai is divided into hazard zone categories.

The areas within the City of Ojai that are located in the high hazard zone are:

- the northern border of the City along the development/hillside interface;
- the western border of the City along El Roblar Drive;
- the southwestern corner of the City bordering the Ojai Valley Inn and Country Club, and;
- the southern portion of the City in Soule Park.

The areas within the City of Ojai Sphere of Influence that are located in a high fire hazard zone are:

- the northern, northwestern, and western portions of the Sphere along the interface of developed areas and hillside areas (including residential areas and Highway 33)
- the western portion of the Sphere at Krotona Hill;
- the southwestern portion of the Sphere near Villanova School and Camp Comfort;
- the southern portion of the Sphere south of Ojai Country Club, and;
- the southeastern portion of the Sphere along the hillsides of Black Mountain.

Fire Protection

Fire protection is presently provided to the City of Ojai and the Sphere of Influence by the fire station listed below. The response time to all areas of the City is approximately the same with some variation due to road types and accessibility. Fire hydrants are distributed throughout the City and adequate fire flow capacity from all existing water lines (2000 gpm at 20 lbs. psi) is provided for effective fire service.

The fire department in Ojai has no plans for station expansion or additional fire fighting equipment. The City has a mutual aid agreement with the County of Ventura and nearby cities whereby the fire departments work together in an extensive fire that requires outside assistance.

<u>Fire Station</u>	<u>Location</u>	<u>Personnel</u>	<u>Equipment</u>
No. 21	1201F Ojai Avenue	3 firemen	

Police Services

LOCAL SETTING

The City of Ojai Police Department is involved in many activities including law enforcement, crime prevention, crime reduction, apprehending offenders, recovering property, and regulating non-criminal conduct such as traffic supervision, patrolling and community services.

The Ojai Police Department is located at 402 S. Ventura Street. There are currently 22 sworn officers and 4 dispatchers and support employees. At current staff levels, 2.89 police officers are provided per every 1,000 residents throughout the City of Ojai. The recommended state ratio is 2 officers for 1,000 population.

Areas of high police call activity are in the vicinity of Nordhoff High School during the school year. Complaints of disturbances by the retirement community surrounding the high school is often the primary police demand.

Schools

LOCAL SETTING

The City of Ojai provides both public and private schooling. The Ojai Unified School District plans the location and size of school facilities according to current population and student forecasts. Methods are used to establish total enrollment and locational enrollment for the existing student population and that of the future.

This section presents information related to school facility planning, student generation factors per residence, school capacity, and enrollment data.

School Facility Planning

School location and size, attendance areas, and new school construction in the Ojai Valley are the responsibility of the Ojai Unified School District (OUSD). In determining the physical adequacy of the school system, school location criteria such as pupils per classroom, walking distance and land requirements are considered.

Population and student forecasts serve as the foundation for school facility planning. Existing household characteristics such as residential density type and existing average student population per household (of each type) are also of major importance to school facility planning.

Student Generation

Adequacy of school facilities is based on two major factors: total enrollment in school facilities and the locational distribution of the student population at each school level. Factors such as household size and composition, number of bedrooms per unit, and housing density are used in estimating existing and future enrollment from existing and planned total population.

The factors used by OUSD in projecting the number of school age children generated by housing units are shown in Table PS-C. These factors serve in estimating generation per household in the OUSD and are utilized in accordance with County ordinances.

Table PS-C
STUDENT GENERATION FACTORS

GRADES	FACTORS
7 - 12	0.9 pupils per dwelling unit
K - 6	0.6 pupils per dwelling unit

Source: Sanchez Talarico Associates, Inc.

School Facilities

The City of Ojai is served by a system of 8 public schools located within the Ojai Unified School District and 14 private schools. These are as follows:

Public

- Meiners Oaks Elementary School (K-6)
- Mira Monte Elementary School (K-6)
- San Antonio Elementary School (K-6)
- Summit Elementary School (K-6)
- Topa Topa Elementary School (K-6)
- Matilija Jr. High School (7-8)
- Chaparral High School (9-12)
- Nordhoff High School (9-12)

Private

- Happy Valley (7-12)
- Live Oak Baptist Christian
- Monica Ros (Pre-3)
- Oak Grove School - Krishnamurti (1-8)
- Oak Meadow
- Ojai Valley Children's House (Nursery-Elementary)
- Ojai Valley School (3-12)
- Ojai Valley Seventh Day Adventist (1-6)
- Ojai Valley Christian (K-12)
- Pethrus School
- St. Thomas Aquinas (K-8)
- Sunshine Elementary (1-8)
- The Thacher School (9-12)
- Villanova Preparatory (9-12)

Enrollment figures for the public junior high and high schools within the Ojai Unified School District (OUSD) have not shown significant fluctuations. The Ojai Unified School District foresees the range of students in high school and students in junior high school to remain constant. Public elementary schools are showing an increase in enrollment and are generally receiving more students from the area.

Private schools located within the City of Ojai and its immediate vicinity make up a significant proportion of the total school population. Private school enrollment is on an incline and presents a problem in accurate projections of public school student enrollment. The service area of these schools cannot be defined so the ensuing sections will primarily address public school capacities and service.

Student Generation

The OUSD estimated number of students are listed below.

Elementary	1500-1550
Junior High	520-535
High	950-1000

Locational considerations with regard to school age populations indicate that on the east side of the City, in particular, the once younger population characteristics of Ojai have become older and less child-oriented. In contrast, the residential land uses in other areas have a younger, child-oriented population.

Most of the potentially developable residential land within the City service area is located at the southwest end of the City. The schools located in this area (Meiners Oaks, Mira Monte, Nordhoff and Matilija) have a higher capacity than the schools located on the east side in aggregate.

In areas with the greatest potential for future urban growth and student population increases (the southwestern portion and extreme northeastern portions of the City) there is sufficient available capacity within the schools.

Public Transit

There are two providers of transit service in the City of Ojai area including South Coast Area Transit (SCAT), and the Retired Senior Citizens Volunteer Program (RSVP). RSVP service is discussed in the following section.

South Coast Area Transit provides transportation service to the Cities of Ojai, Oxnard, Port Hueneme, Santa Paula, San Buenaventura, and the unincorporated areas of western Ventura County between these cities. Service is provided 359 days each year. SCAT buses travel along Highway 33 to Pala Drive, La Luna Avenue, El Roblar Drive, Maricopa Highway, and Ojai Avenue within the Ojai area. The route terminates at the intersection of Ojai Avenue and Signal Street. The buses operate between 6:30 a.m. and 7:20 p.m. Monday through Saturday, and between 9:05 a.m. and 6:25 p.m. on Sundays.

Senior Services

Senior Services are provided by the Little House program. These include the Retired Senior Citizens Volunteer Program (RSVP) which operates dial-a-ride and Help of Ojai which operates Meals on Wheels.

The Little House program of Ojai provides various services to seniors. The Retired Senior Citizens Volunteer Program (RSVP) provides dial-a-ride services to the entire Ojai Valley on a donation basis. The service is available only to senior citizens and handicapped persons. RSVP operates four mini-vans.

Meals-On-Wheels provides one noon meal per day at a price of three dollars, plus an optional afternoon snack for an extra 25 cents. This service is available weekdays only. The meals are prepared at Help of Ojai as part of the Little House program and delivered by volunteers.

Sanitation/Solid Waste

Solid waste collection in the City of Ojai is currently provided to residential customers by Harrison & Sons Rubbish. This company maintains a contract with the City of Ojai to serve all areas within the Ojai City limits. The company is currently operating below capacity.

Solid waste from the City is taken to the Santa Clara Expansion/ Ventura Coastal Landfill in the City of Oxnard. It is estimated that the 145-acre landfill will be closed in 1988. Upon closure of the site, an expansion site (Bailard site) will open immediately adjacent to the present site. The new site is expected to close in the year 1993. The Bailard site is limited by State permit to a five year service life.

A separate site has been proposed for a new landfill. The site is located in Weldon Canyon and consists of 425 usable acres. Weldon Canyon is located west of Highway 33, 2.5 miles north of the City of Ventura. This location is closer to the City than the Coastal and Bailard sites. Permits for use of this site are currently being processed.

Hospitals

Ojai Valley Community Hospital serves the entire Ojai Valley. Ojai Valley is a full service hospital that maintains a yearly average 55% occupancy rate.

Currently, Ojai Valley Community Hospital is considering the construction of a 15,000-square foot medical office building at the corner of Maricopa Highway and Pirie Road in 1988. The building will house a multi-specialty clinic, diagnostic services, physicians' offices, and hospital financial services. This facility is intended to serve the entire Ojai Valley.

Library

There are three libraries that serve Ojai and the surrounding area. The Ojai Library is the main branch and Meiners Oaks and Oak View are two smaller branches.

The Ojai Library is located at 111 East Ojai Avenue and is the main library for the Ojai Valley. This library is open from 10:00 a.m. to 9:00 p.m. Monday through Thursday, from 12:00 noon to 5:00 p.m. on Friday and Saturday, and from 1:00 p.m. to 4:00 p.m. on Sundays. The library offers a collection of over 50,000 books and an inter-library loan and information search systems. The library was expanded to 6,500 square feet in 1981 and there are no current plans for expansion.

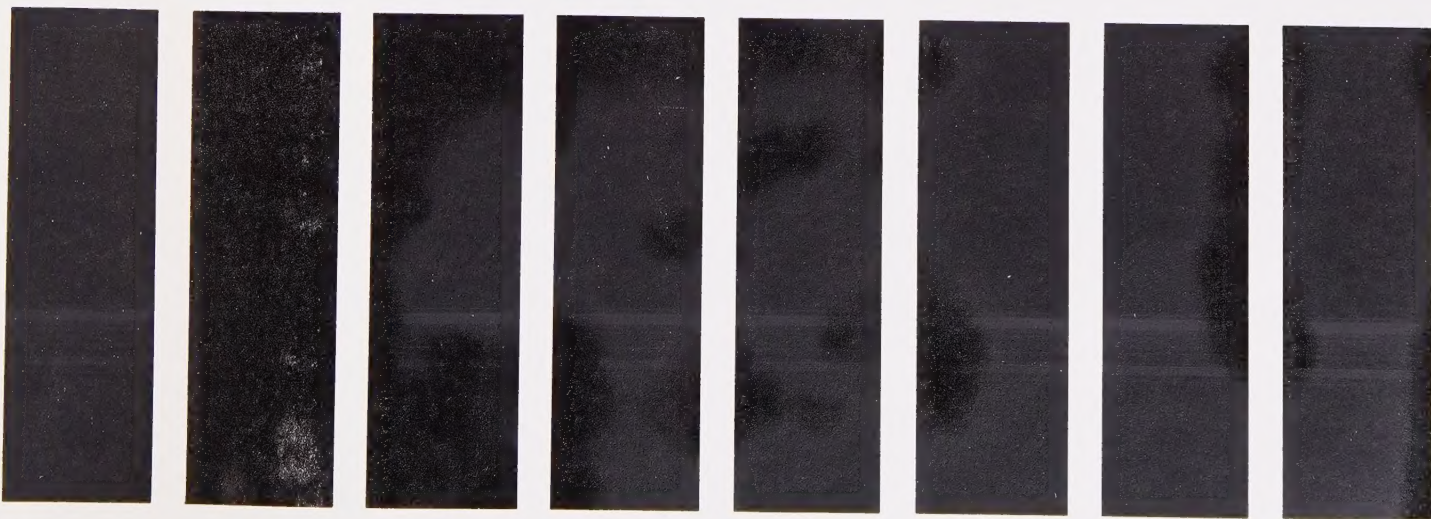
In addition to the Ojai Library, there are two other smaller county libraries - Meiners Oaks and Oak View.

Meiners Oaks is located at 114 North Padre Juan Avenue. It is open from 10 a.m. to 12 p.m. and 1 p.m. to 5 p.m. Monday through Thursday. Oak View Library is located at 473 North Ventura Avenue and is open from 10 a.m. to 1 p.m. and 2 p.m. to 6 p.m. Tuesday through Saturday.

CEQA



Technical Appendices



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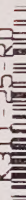
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